

HOMES

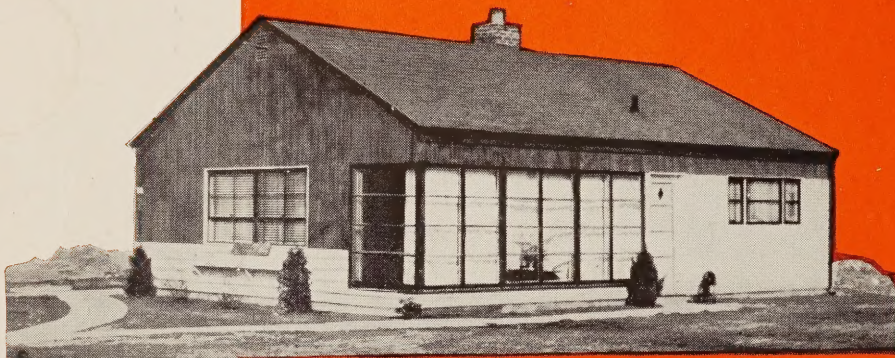
UNDER \$8500

SAMUEL PAUL • ARCHITECT



50¢

- Economy Designed Popular Homes in a Variety of Styles
- Newest Money Saving Methods and Materials
- Blueprints Available for Quality Construction in U.S. & Canada



FOREWORD

The purpose of this book is to provide home building guidance for families whose income is about \$85 per week. One accepted rule is that 100 times your weekly earning is a safe limit for the price of a home. This places your budget at \$8500. Attempting to stay within this price requires a high degree of planning. Actually it is amazing how talent and ingenuity applied in the planning stage can lower the cost of a home while at the same time increasing its appearance and livability.

It would be ideal if such professional skill were available to all who need it where and when they need it. But it isn't; and so many American families are stalled on this account: They have perhaps \$1,000 saved up, which would cover the down payment, and they can afford the \$50 to \$60 monthly carrying charges, but lacking professional guidance, their new home remains a dream.

To break this log jam, the publishers have concentrated between the covers of this book:

1. The latest construction techniques of the country's foremost builders.
2. Eighteen low-cost designs perfected by a leading architect in this field. Blueprints are available for all.
3. The newest cost-saving ideas by progressive material suppliers.

The result carefully applied should be the answer to your problem at long last: a finished home of comfort and beauty for under \$8500.

CONTENTS

HOMES UNDER \$8500

1. PRELIMINARY PLANNING

- How to select the proper site*
- How to choose the right builder*
- What to look for in a plan*

2. SELECTING A HOUSE PLAN UNDER \$8500

- Eighteen low-cost homes designed by Samuel Paul A.I.A.*
- One and two-story designs in the most popular contemporary styles.*
- Two and three bedroom plans, many expandable to four and five bedrooms, all suitable for defense areas.*

3. CONSTRUCTION ECONOMY

- Newest cost-saving materials and methods*
- How to get quality construction at budget prices*
- How to obtain blueprints and get started*

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Because of material and labor cost variances throughout the country, the publishers do not guarantee that the construction of any home displayed herein will be less than \$8500 in cost.

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A WORD ABOUT THIS PRICE

- Here's what happened the day the Silbert was
- opened to the public at \$7990 including a plot of land
- 60 feet by 100 feet, kitchen range, and refrigerator.
- The cost of acquiring land cannot be predetermined so
- it is not included in our \$8500 budget, nor is there included
- any of the vast amount of equipment and
- appliances available for household use. However
- this \$8500 price does comprise every phase and element
- of construction from clearing the land to painting
- the house, including all plumbing and heating
- equipment, fixtures, hardware, etc.

- Costs differ in various sections of the country;
- prices, wage levels and building conditions change from
- time to time. The publishers cannot be responsible
- for completion of any home by any reader under the
- \$8500 price. However by using prevalent national
- averages and by placing the eighteen designs in order of
- approximate cost, the publishers have provided the
- reader with a price gauge. If you live in what is
- known to be a high cost area, it is likely that
- you will be above your \$8500 budget before you reach
- the last designs. Conversely, if you are in a low
- cost section of the country, chances are the choice is yours
- of all eighteen designs. It is presumed that garages
- will not be built now and that second floors will
- be finished into rooms at a later date. To obtain the full
- benefits price-wise, it is also necessary that you
- follow the methods and procedures described in the
- text and called for in the blueprints and specifications.

ACKNOWLEDGMENT

is gratefully made to

CHARLES SPIESS renderings
 HERBERT ROAN layout
 SAMUEL PAUL, A. I. A. and staff architecture
 —and to the members and officials of the National Association of
 Home Builders for their valuable cooperation.

ANYBODY can build a house under \$8,500. The trick is to try to pack into it the quality and livability of a home costing closer to \$12,000 or \$13,000. This is basically a design problem. However, your success will hinge not only on the simplicity and ingenuity of your plan, but on the wisdom and efficacy of your methods before and during construction.

The guidance to be offered you here is arranged in approximate order that the steps will occur: Preliminary planning, selecting a house plan, and construction. At no time should economy take precedence over quality. A one-dollar saving today that will cost two dollars tomorrow is extravagance. Don't use substandard materials or equipment. "Always use the best" is one of the predominant cost-saving axioms, but let's start at the beginning.

You can save money right from the time you choose your site. It's nice to build on a hillside, but watch the costs climb. Stay on level land, high enough to be dry. Excavations will be simpler, foundations costs less, and you won't need expensive retaining walls. Rock is another costly obstacle to be avoided. If there is reason to suspect its presence, test by digging a trench and avoid sites where blasting seems necessary.

Try and locate your home in an area where municipal water supply and sewerage systems exist, but if the price of land is excessively high in such areas, it might do to weigh the savings elsewhere against the additional cost of a well and cesspool. A well is practical only if water can be found relatively close to surface; a cesspool is practical only if the soil is good for drainage purposes, it being useless in hard clay. Stay within the reach of good roads and available electric power.

It is possible that much of the cash which you have allocated to building your home will be needed to purchase land. However the land cost is added to the construction cost when the lending institution arranges your mortgage. For example: if your land costs \$500 and construction \$8500, the maximum mortgage you can obtain is figured on \$9000. Based on U. S. Government regulations in effect the early part of 1952, the maximum mortgage would be \$7650, leaving at least \$1350 cash to be supplied by you. For veterans it would be \$8460 mortgage and \$540 cash. The monthly payments you make on your new home will be from \$50 to \$60. Part of this is interest, the balance repayment of your loan. If you plan to build in a locality designated as a defense area by the government, more liberal terms will apply. Above all, buy a site that appeals to you. Don't compromise. Somewhere there is just the spot you've always wanted—at a reasonable price. Next week-end you may find it. It is recommended that you buy a plot at least 60 by 100 feet unless price and location dictates something smaller. Some of these designs by Architect Samuel Paul have been engineered to fit on 40 by 100. It is important that no local zoning regulations, deed restrictions or protective covenants prevent your building the house you want. Get an option on the land for enough time to enable your attorney to check into this when he searches title. This is a protective process that is essential. You can save the cost of having it repeated

1 : PRELIMINARY PLANNING

Selecting the proper site
Arranging your financing
Cost-saving legal steps
Choosing the right builder
Savings by cooperative building
Pitching in on the job
Economy in design
The role of the Architect

later by your lending institution if you select a plan and obtain blueprints soon after you have chosen a site. Then your mortgage can be arranged at the same time that you take title to the land.

Another step where money may be saved is in choosing the right builder. He must be experienced and of proven reliability and integrity. Submit your blueprints and specifications to several for their bids. Your lumber dealer or lending institution can recommend builders to you. It is reassuring if he is a member of the local building association. This has an added advantage in that the latest cost-saving information is obtained by the association for the general use of their builder members. The National Association of Home Builders is especially vigilant in this regard, and in their recent series of conferences entitled "Operation Trade Secret" leading builders divulged their cost-saving techniques so that the rest of the membership could pass these savings on to the home-buying public.

Your builder can save you money if he has construction scheduled for the vicinity of your site. It will save him time organizing his operations, moving his men and equipment, and supervising. If you have friends who are also considering a new home, acting together will save everybody money. Economies in cooperative building sometimes exceed 10%. Savings can be effected in site acquisitions, purchase of materials, and construction time. The Federal Housing Administration is authorized to assist in the organization of such cooperative home building projects. So if you can get a few families to pool their thinking, the F.H.A. may be able to guide your group under Section 213 of the National Housing Act, with a saving on interest rates. All of the houses shown on the following pages are designed in accordance with the general requirements of the F.H.A.

One of the most popular methods of saving money is "pitching in on the job." A young couple with time to spare can help with some of the tasks such as carpentry or painting. Lumber dealers or builders are glad to supervise such work, and many hundreds of dollars can be saved by a family without special skill but with the willingness to invest some good honest labor.

WHAT TO LOOK FOR IN A PLAN

ALL of the plans displayed in this volume have been designed to give as much comfort, space and convenience that it is architecturally possible to provide at the budget price. Evaluate each from these viewpoints: (a) Does it fill the basic needs of your family? (b) Does it go further



20,000 HOUSING UNITS IN 5 YEARS

and give you the extras in space and layout that make for real livability? (c) Finally, if yours is a growing family does it permit future expansion?

In order to be basically economical, a plan must follow certain principles:

1: Its total area must be limited. Building costs are very nearly proportional to the square floor area of the plan. For example, at a given time in average sections of the country, this cost might be \$7 to \$9 per square foot occupied by basementless one story plans and from \$10 to \$13 for 1½ story plans with basements.

2. Its general form should be rectangular and preferably square. Foundation and outside wall length increase as you deviate from this shape. Also curves and angles mean more expensive construction. However, with ingenuity in construction and simplicity in design, it is possible to deviate from these forms to a limited degree.

3. Interior partitions and wasteful hall space must be at a minimum. Good planning can accomplish this without sacrifice of privacy or circulation.

4. Heating must be centralized and plumbing concentrated. Savings can be made by locating kitchen and bath so that the plumbing for each can be placed in one partition and back to back with each other.

5. Roofs must be kept simple. A number of levels and ridges add to time and materials for construction.

There's a sixth item. It is somewhat indefinable but it radiates from every element of such a home. Call it functionalism, technology, integration and you will have only part of it. It all adds up to philosophy of good living with economy an important part of it. Born of practical know-how and sired by top-flight architecture, plans such as these must evolve gradually. As they are built and lived in, new features are added and refinements made. Comfort and beauty are enhanced; costs are cut.

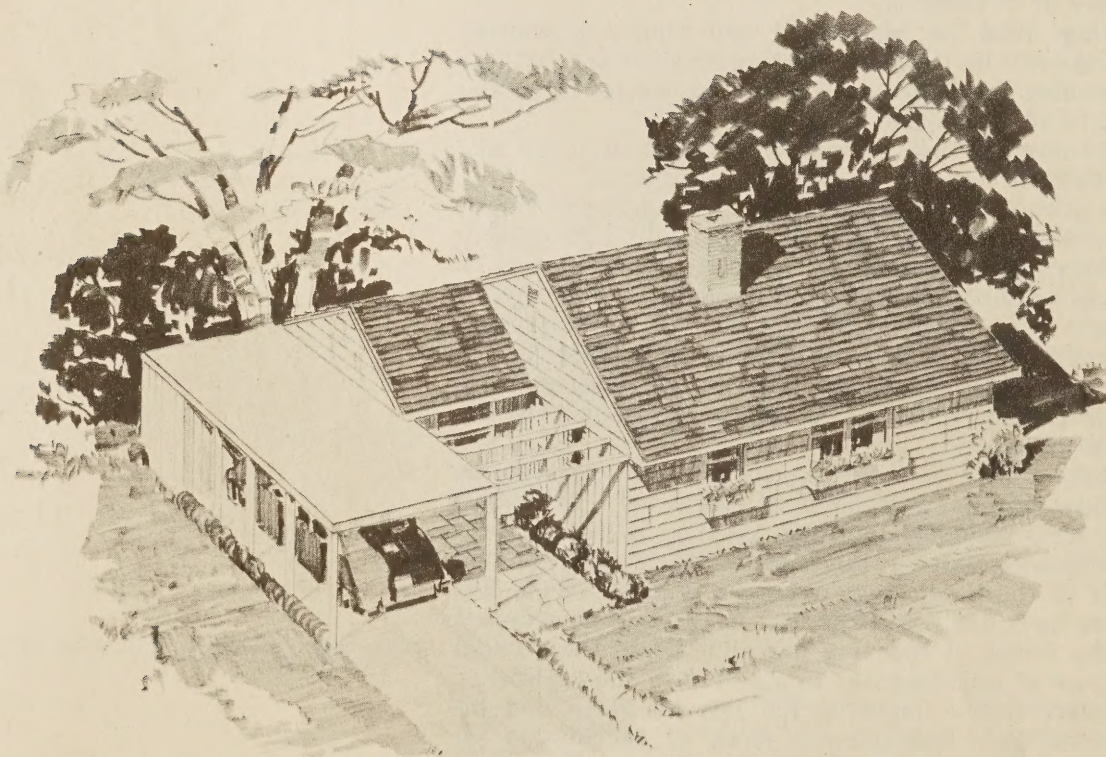
Foremost in this field of custom design for low cost homes, in the considered opinion of builders everywhere, is Samuel Paul, A.I.A. He is recognized not just because he has designed over 20,000 housing units in the past ten years; and not just because half of these dwellings averaged under \$10,000. But more because he is one Architect that in the face of constant attack by the forces of economy has adhered to that fundamental purpose of architecture: to aid Man in the realization of his complete Self—including his joy, his faith and his fancies. Samuel Paul has found a mode of conciliation for science and art. Typical are these designs that follow; they have been selected from his work as best adaptable for construction in all parts of the country for \$8500 budgets.

THE TALBOT 724 SQ. FT.

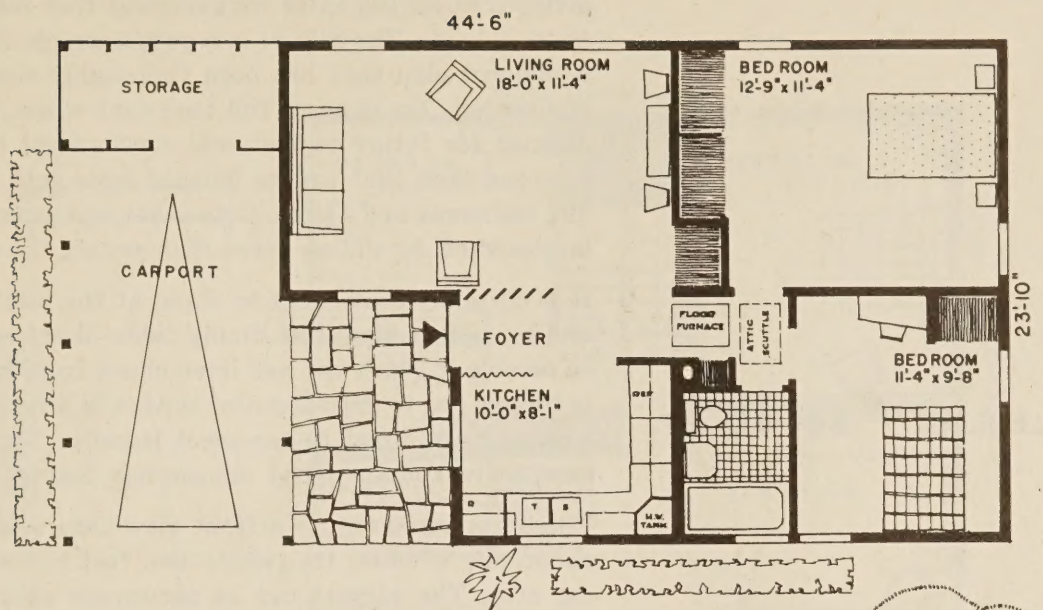
Every principle of economical planning is observed in this four room house. Everyone of its 724 square feet performs a useful function. It boasts an eighteen-foot living room and a light cheery kitchen with plenty of work area. The master bedroom accommodates twin beds comfortably or a large double bed as shown in the floor plan. The room has eight feet of closet storage — equivalent to three or four average small closets. The second bedroom is also a corner room with adequate closet space. It is sound protected from the adjoining bath because the plumbing stack is on the kitchen side saving pipe and money.

The folding partition at the kitchen and the fluted glass entry wall assure privacy yet permit these areas to flow together with a genuine feeling of spaciousness. A flap or folding-type table at the rear end of the living room provides a convenient dining area.

A floor heater is strategically located to service all rooms. There is neither basement nor attic. Extra storage space is built into the carport across the trelliced court.



THE TALBOT • 4 ROOM EFFICIENCY



THE TALBOT

floor plan:
724 sq. ft.—width 44 ft. 6 in.

2

SELECTING A HOUSE PLAN

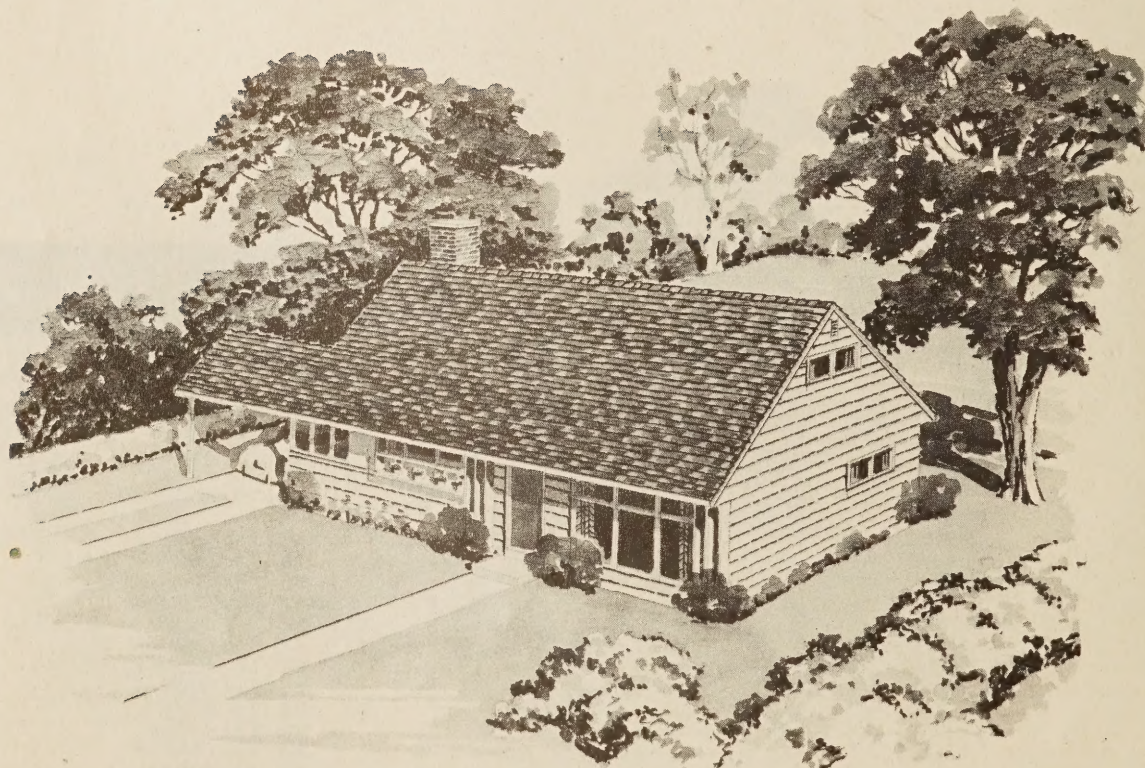
page	6	<i>The Talbot</i>
	8	<i>The Silbert</i>
	10	<i>The Revere</i>
	11	<i>The Syosset</i>
	12	<i>The Malverne</i>
	14	<i>The Grayson</i>
	16	<i>The Lakewood</i>
	18	<i>The Bluefield</i>
	20	<i>The Warren</i>
	22	<i>The Princeton</i>
	23	<i>The Chester</i>
	24	<i>The Bayshore</i>
	26	<i>The Houston</i>
	28	<i>The Dover</i>
	30	<i>The Roslyn</i>
	32	<i>The Edison</i>
	34	<i>The Catalina</i>
	36	<i>The Sheldon</i>

THE SILBERT 801 SQ. FT.

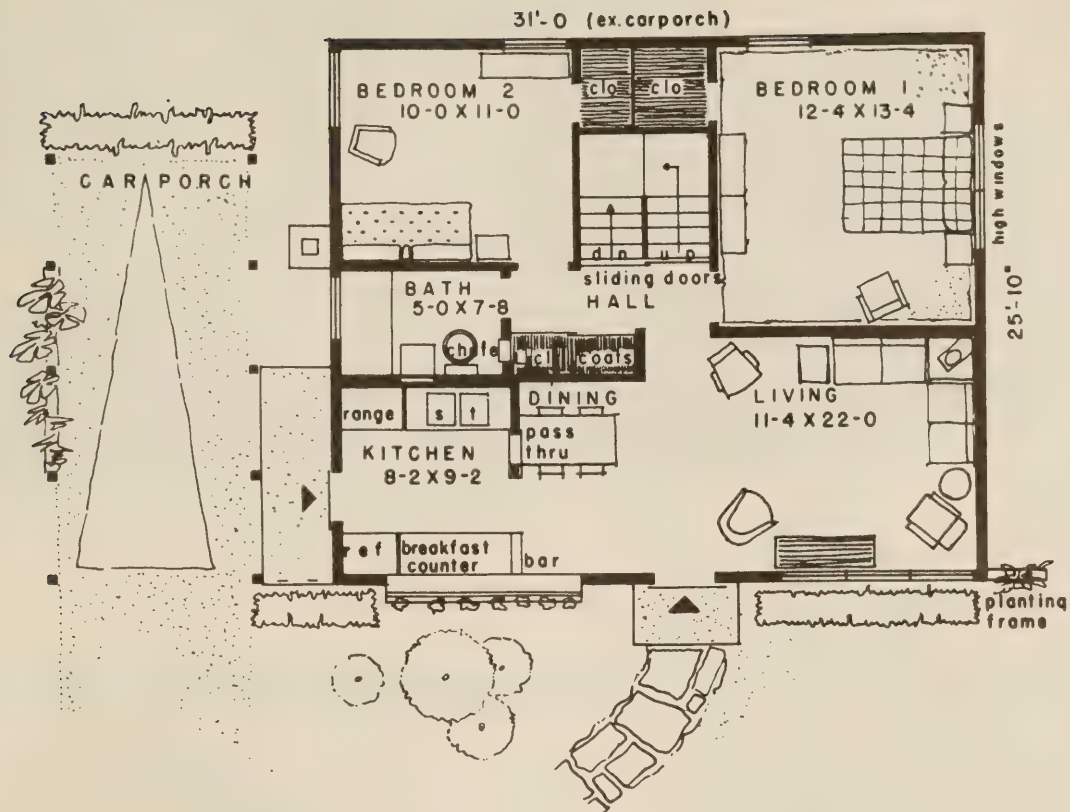
. To be economical to build, a plan does not have to be
 . stripped of all the extra conveniences that make a
 . house a home. The Silbert is a good example of this. It is
 . a compact plan that has been thoroughly cost
 . engineered. Yet it has a full basement which is well
 . planned for future recreational development and
 . a second floor that can be finished later into two large
 . size bedrooms and a bath. Both cellar and second floor can
 . be closed off by sliding doors that protect the stairway.

. It is certainly convenient to stand at the kitchen range
 . and be able to serve the dining table direct and
 . to be able to reach the hall linen closet from inside the
 . bathroom; or to deposit soiled clothes in a hamper
 . with a chute direct to basement laundry. These are
 . inexpensive non-material consuming features.

. The living room enjoys a front view thru a large
 . panoramic window. Its twenty-two feet include the din-
 . ing area. The carport can be accurately called a car
 . "porch"; it is so constructed and located that
 . it can be used as a screened porch in the summer.



THE SILBERT • 4 1/2 ROOM AND EXPANSION ATTIC

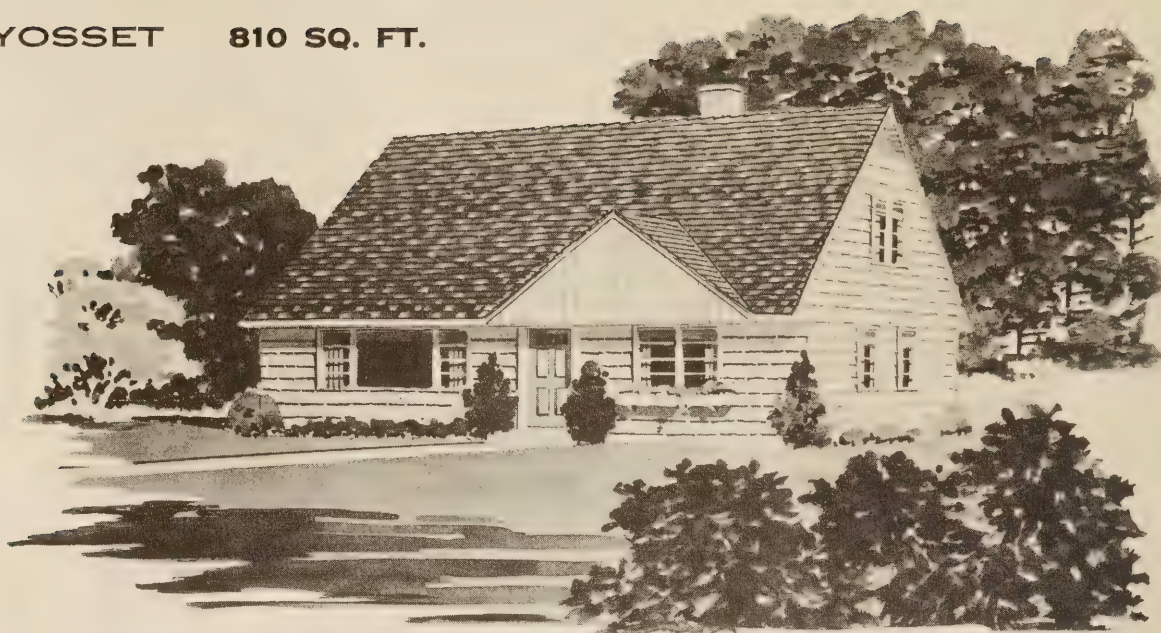


THE SILBERT

floor plan:
801 sq. ft.—width 31 ft.

The blueprints and outline specifications for all houses shown can be obtained quickly in the U. S. and Canada by following the instructions on page 46. They have been prepared in the office of Samuel Paul, Architect, who is a member of the American Institute of Architects. They are authentic working drawings,—clear, legible, and concise.

THE SYOSSET 810 SQ. FT.



THE SYOSSET • 2 BEDROOM CAPE COD

The Revere and the Syosset offer an interesting comparison both in exterior and interior treatment. Here is an opportunity to choose between a dormer or unbroken roof, the casement-type or picture window, and to judge the effect of vertical siding. Delightful proportions

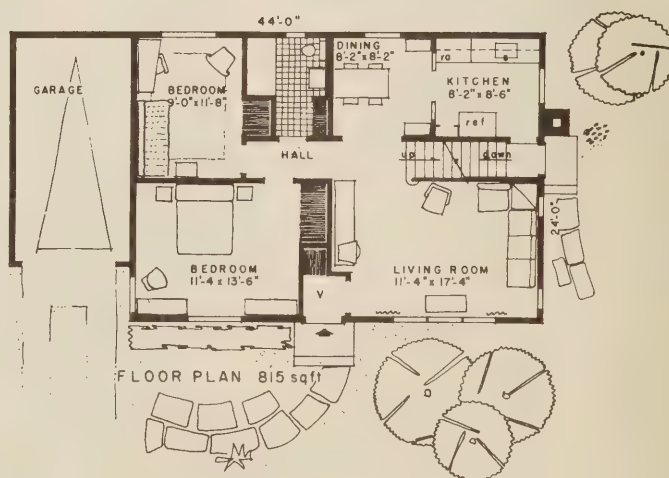
make this appear the typical happy home. The sun shadow over the entry and living room window is made by a louvered overhang which, when covered with growing vines, will afford protection from summer heat without interfering with the sun's winter rays.

Both the front and rear entry are vestibuled, the latter with immediate access to the basement for easy ash removal and utility servicing.

For the family that prefers dining apart from the living room, this layout is ideal.

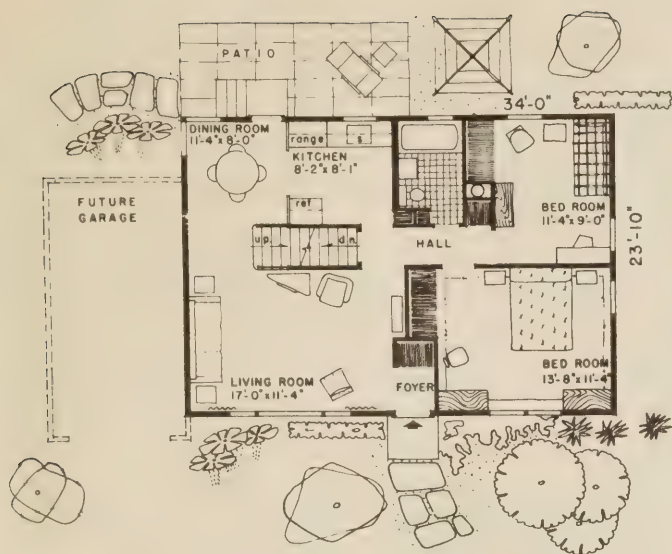
Can you visualize a well-designed built-in on the left living room wall for your books, television set, phonograph and bar?

The two bedrooms can become four when the second floor is developed, and if a garage is added one of these second floor rooms can enjoy a private sun deck.



THE REVERE

floor plan:
815 sq. ft.—width 44 ft.



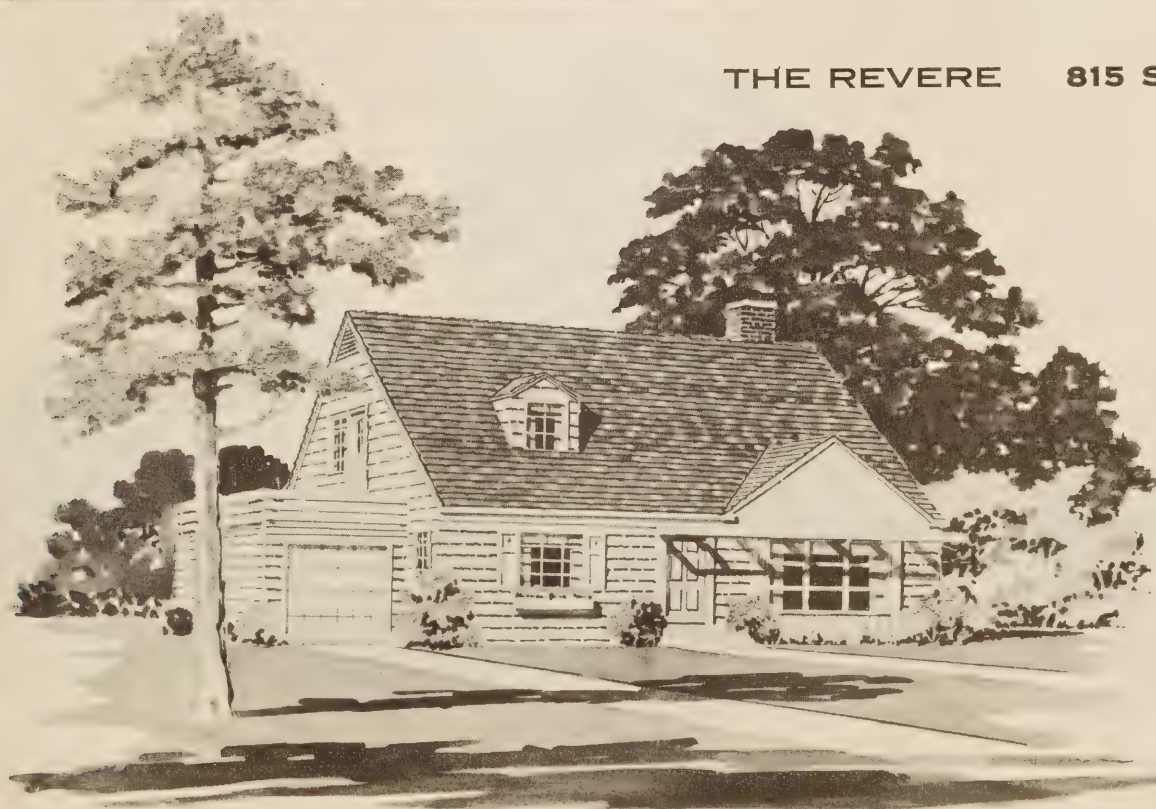
THE SYOSSET

floor plan:
810 sq. ft.—width 34 ft.

Quite a change in circulation and layout is accomplished by the architect with a few simple devices such as reversing the stairway direction and interchanging dining room and kitchen. Note that the back entrance is now in the rear from the patio. By following a simple rectangular form and standard dimensions, this elegant looking home is able to remain in the modest cost bracket. The liberal overhangs front and rear add charm, and incidentally eliminate the need for expensive leaders and gutters.

On entering the foyer there is a "big house" feeling of space. This is due to the long uninterrupted living room wall that follows the width of the house. However this does not detract from the seclusion of the dining room which enjoys corner windows overlooking the patio.

The over-sized bedroom closets and the extra storage space in kitchen and bath provide a hint of luxury. At a later date two bedrooms can be added on the second floor, and with the aid of a rear dormer, a bath to serve them. When a garage is built, it will give even further privacy to the outdoor living area in the rear.



THE REVERE 815 SQ. FT.

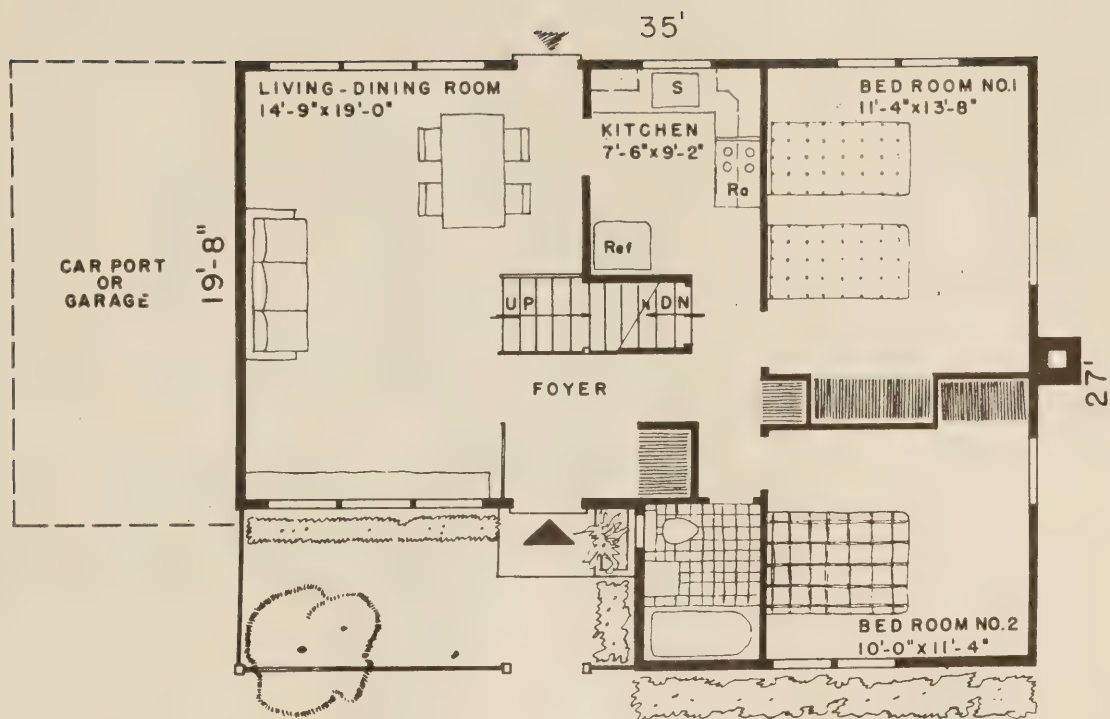
THE REVERE • 5 ROOMS PLUS FUTURE SECOND FLOOR

THE MALVERNE 814 SQ. FT.

. The use of native materials in the completion of this
 . house would place it "at home" in any community.
 . The utmost in planning has provided it with features
 . rarely found in this price bracket. Most noteworthy
 . is the bright generous foyer from which all
 . rooms are immediately accessible. With cross-traffic
 . eliminated, maximum privacy is assured the entire
 . family. The living-dining area has refreshing thru
 . ventilation and a rear patio is convenient to the kitchen.
 .
 . A suggested future layout for finishing the
 . second floor is shown. A choice also exists in the matter
 . of carport, garage, or neither. The carport has in-
 . creased in popularity immensely in recent years. It
 . is used in preference to a garage even by many
 . families who build in higher price brackets. It certainly
 . can be argued that the carport is more convenient to
 . enter and leave, and that the product of today's
 . automotive industry does not need the closed protection
 . of its warm-blooded predecessor.

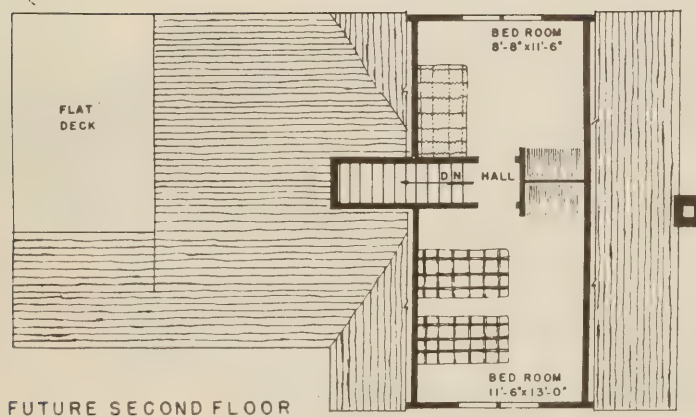


THE MALVERNE • LONG ISLAND BUNGALOW



THE MALVERNE

floor plan:
814 sq. ft.—width 35 ft.



THE GRAYSON 840 SQ. FT.

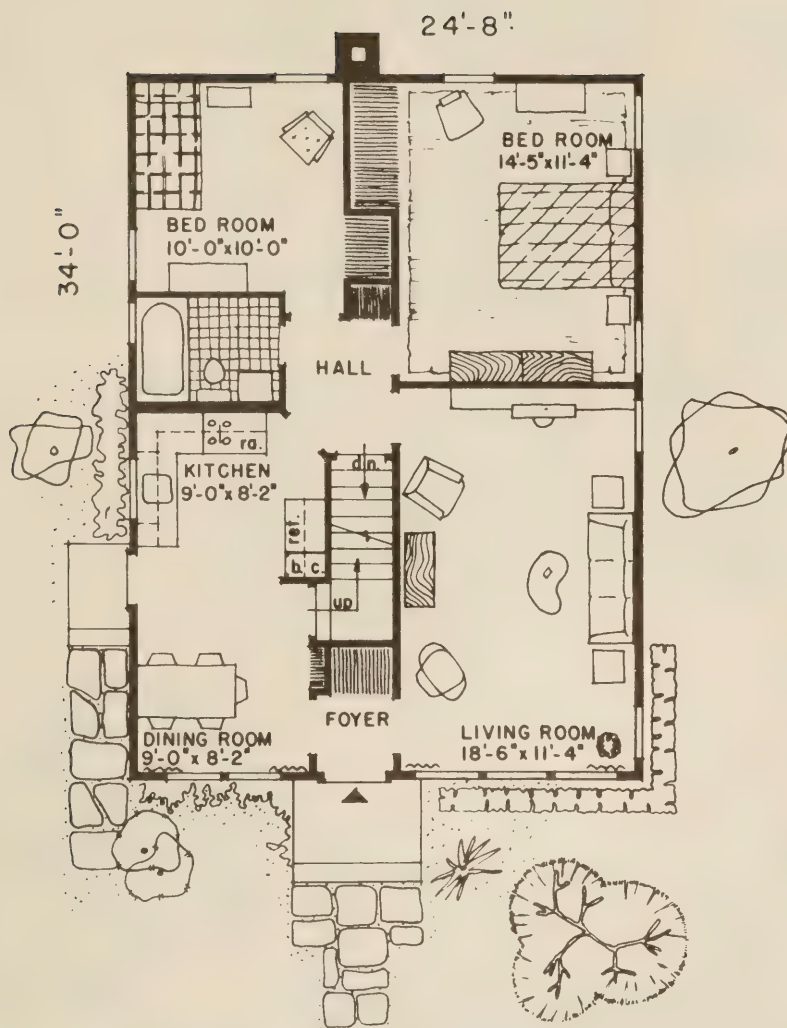
Designed for a forty foot plot, this plan flows from front to rear, with the living room relieved of traffic burden. It can be closed for privacy without preventing access from the foyer to the rest of the house. This room is adaptable to a variety of furniture groupings since it has much unbroken wall space despite the large window area. Part of the wall between living room and bedroom can be built with shelves and television cabinet on one side and with drawers and dressing table on the other.

This home is not only provided with an expansion second floor, but since the basement stairway is convenient to the living room it becomes ideal for future recreational use. The basement's structural and utility members have been located with this in view.

A hall separates both bedrooms from the rest of the house, assuring that their rear location is a quiet one. The kitchen and dining room are treated as one unit. The resulting activity area, though not quite the size of the living room, will certainly prove as popular.



THE GRAYSON • 5 ROOMS FOR A NARROW PLOT



THE GRAYSON

floor plan:
840 sq. ft.—width 24 ft. 8 in.

Various minor changes may be effected by your builder from existing blueprints, such as adding a window or a dormer. Inquiries in this regard will be given prompt attention by Architectural Plan Service Inc. See page 47.

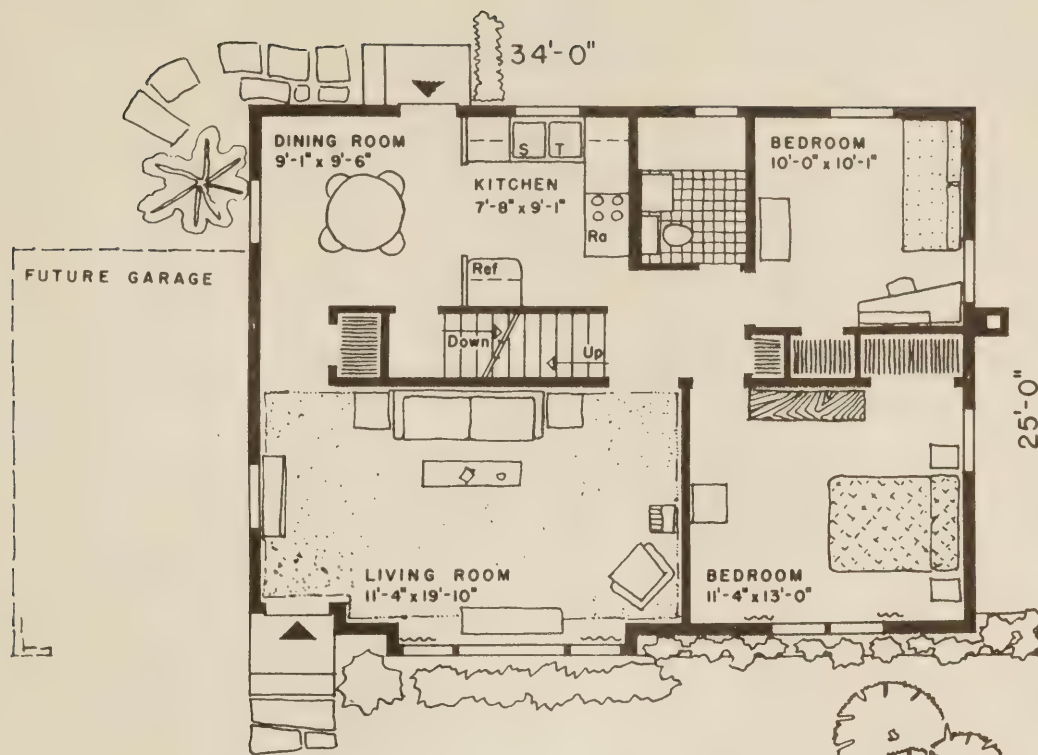
: A rendering and floor plan can accurately portray the
 : Architect's design, but only the blueprints can give
 : you a full and complete picture of the house,
 : its four views and its several floor levels. The ultra-
 : spacious second floor of the Lakewood is unsuspected
 : from its front view, because the large rear dormer
 : is set back just enough to be out of sight.
 : The blueprints for the Lakewood include the plan
 : outlined on the opposite page for optimum development
 : of this expanded second floor. Besides two bedrooms
 : and a bath, there is extra storage and multi-
 : purpose space, — a valuable supplement to the four
 : first floor rooms.

THE LAKEWOOD 842 SQ. FT.

: If an attached garage is later added, the living
 : room must lose its side window, but its huge bayed front
 : window certainly does sufficient honor to this
 : gracious room. Those devotees of the glowing hearth
 : who wish to provide for a future fireplace can locate
 : the furnace and chimney on the left side. Then
 : at the time the garage is built, the fireplace can
 : supplant the lost living room window.

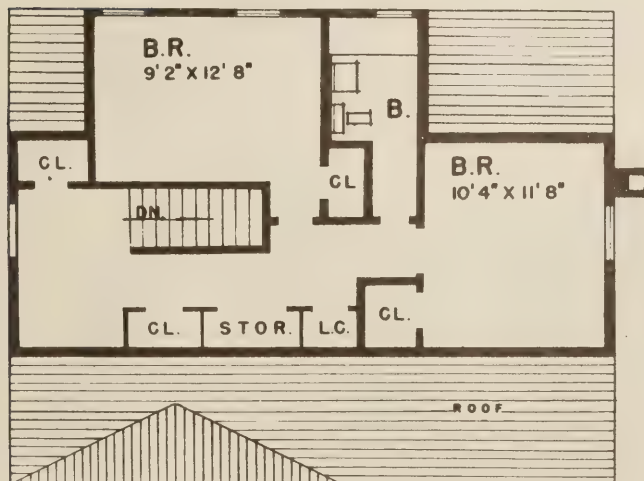


THE LAKEWOOD • EXTRA EXPANSION AREA



THE LAKEWOOD

floor plan:
842 sq. ft.—width 34 ft.



SECOND FLOOR PLAN

THE BLUEFIELD 859 SQ. FT.

As a home is increased in size, the additional area brings an increase in cost. By not deviating from regular room widths so that standard dimensions of precut lumber can be used, and by maintaining ceiling height at 8 feet, which fits the size of gypsum wallboard, material waste and labor time is minimized. The slight increase in cost is then far outweighed by the dividend in living comfort that results.

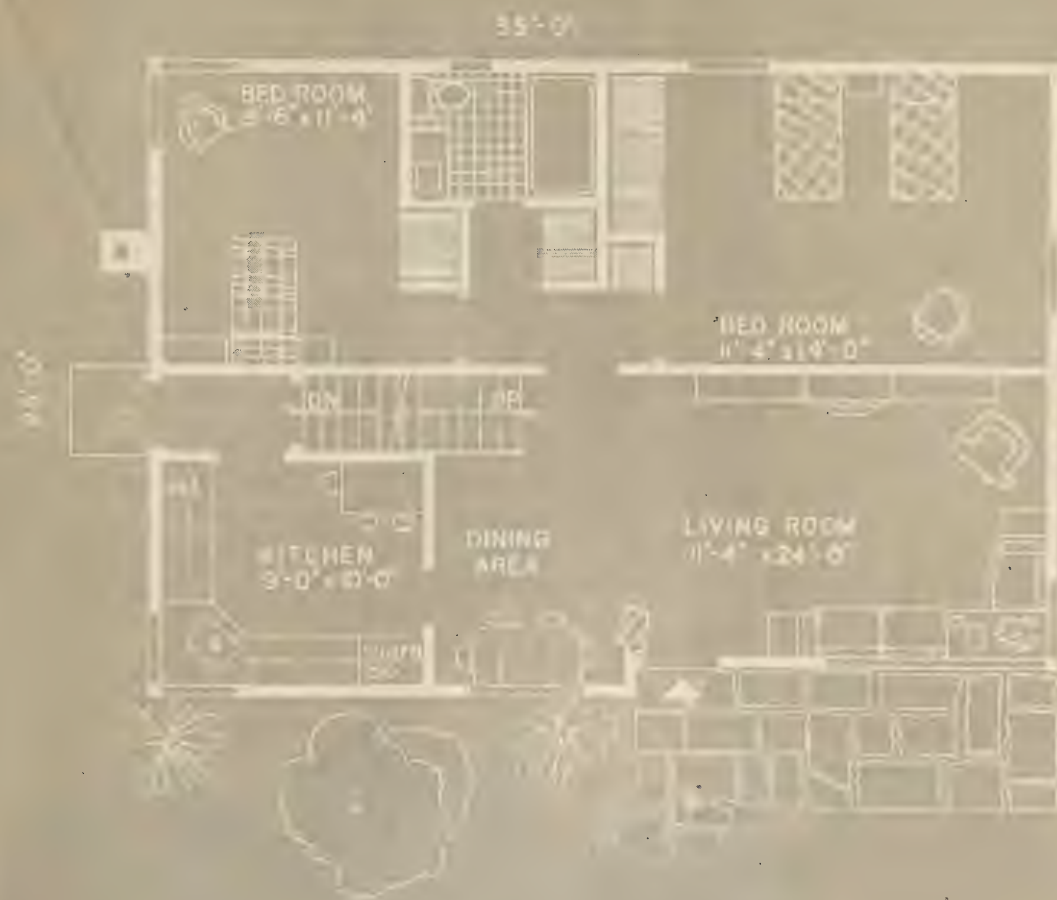
Architect Samuel Paul has taken advantage of additional space in the Bluefield to provide a 24 foot living-dining area, and to add a snack or breakfast corner in the kitchen, both of distinct advantages to the average family. The expansion second floor also benefits in size.

A decorative planter protects the dining area from the entry, and the rear entrance to the kitchen has a full vestibule with direct access to the laundry in the basement. For those who would prefer a kitchen-laundry, the snack area can be used instead to accommodate laundry equipment.

Note how use has been made of corner windows. They yield additional wall space for furniture grouping, take better advantage of the view, and add a pleasant feeling to the exterior appearance.

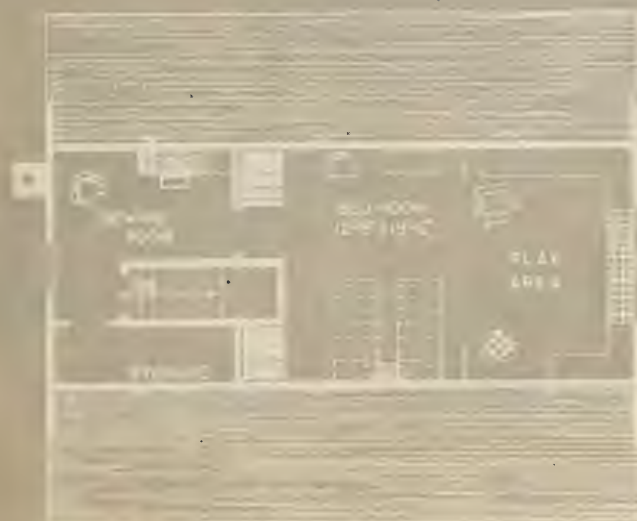


THE BLUEFIELD • 2 BEDROOM COTTAGE



THE BLUEFIELD

floor plan:
859 sq. ft. --width 35 ft.

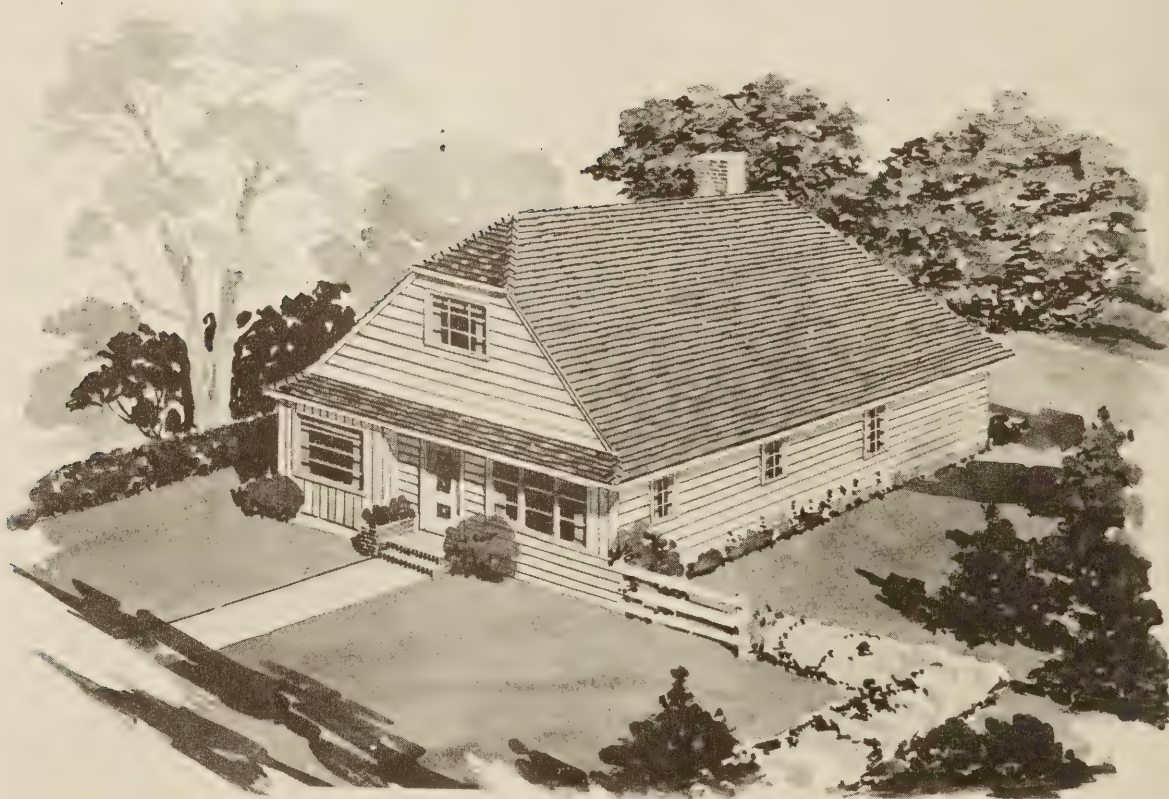


THE WARREN 862 SQ. FT.

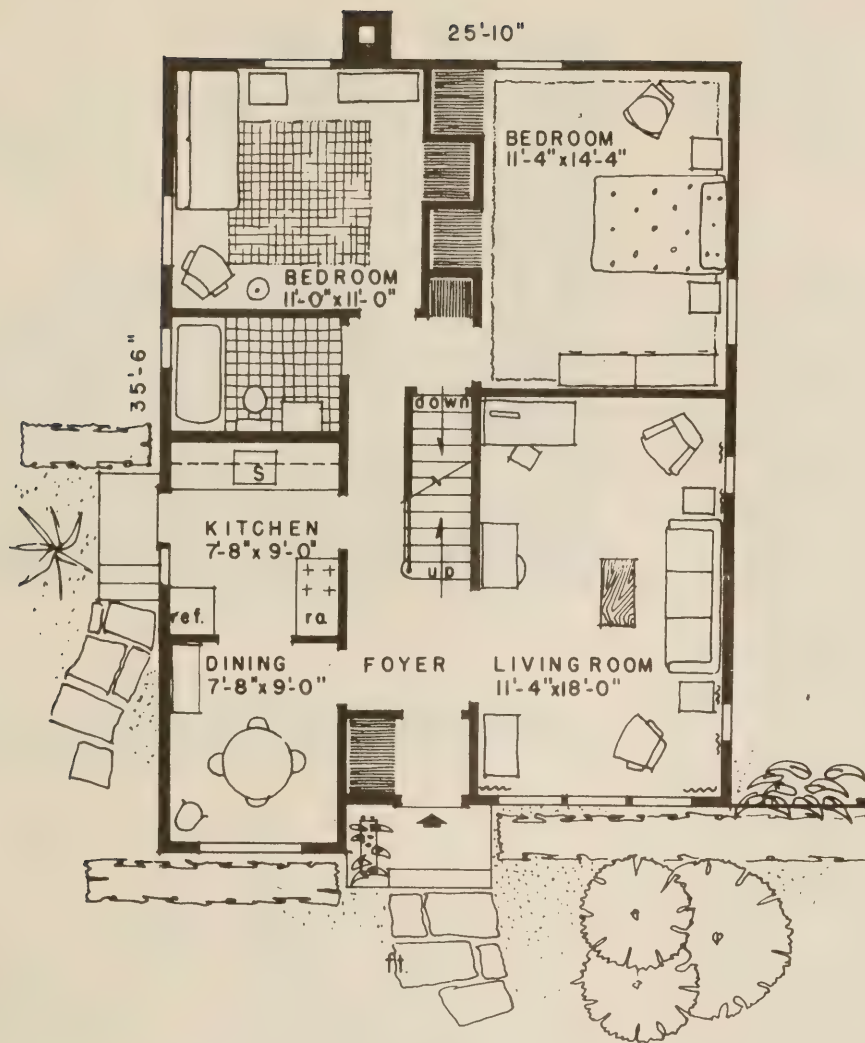
A true center hall layout is a rare feature in a budget home designed for a 40 foot plot. Here it gives the living room seclusion and provides an entirely separate front dining room adjacent to the kitchen. Although the vestibule, foyer, and hallway require their share of space, they are so handled as to allow full dimension to all the rooms. The second bedroom is especially roomy for a small home. The position of the stairway permits two additional rooms upstairs.

Curtains or a folding partition may be used to add privacy to the living room, but if it is left open to the foyer as shown in the plan, there is added spaciousness that is felt immediately on entering from the vestibule.

A pleasing balance is obtained by the use of horizontal and vertical siding on the front elevation. Note how three of the horizontal boards are carried past the side to form a decorative fence. The details of this effective device are adequately described in the blueprints.



THE WARREN • CENTER HALL PLAN FOR A NARROW PLOT



THE WARREN

floor plan:
862 sq. ft.—width 25 ft. 10 in.

Your architect, lumber dealer, or builder might be able to approximate the cost of this house from the floor area shown. Such estimates can vary widely. It is only from the blueprints and specifications that an accurate price may be quoted. Should you wish to obtain them, instructions are on page 46.

In The Princeton, a windowed foyer with roomy guest closet sets the basic theme for the rest of this pleasant home. The living room entrance is formed by a decorative panel and folding partition. Seen beyond a planter at its other end is the dining room and exit to the patio. In the living room there is a panoramic view of the front grounds. The two rooms thus occupy the entire twenty-five-foot depth of the house.

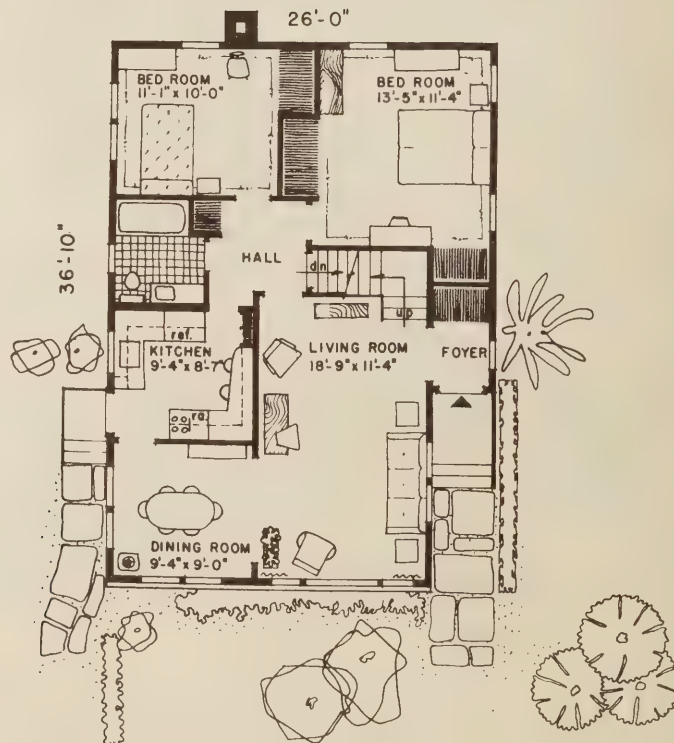
The working blueprints that have been prepared for this home provide for basementless construction. The boiler is placed in the area usually occupied by the cellar stairs. In this case the flue has been elbowed over the hall closet so as not to interfere with the stairway up to the second floor. With no basement, this second floor assumes the storage responsibilities, but there is plenty of space for additional rooms as well. Those families that prefer and can afford a full or partial basement can certainly adapt this plan accordingly.

Large sliding door closets in the master bedroom for both him and her, and place in the bathroom for a luxurious vanitory are examples of the theme of gracious living that is carried to every room.

THE PRINCETON 890 SQ. FT.

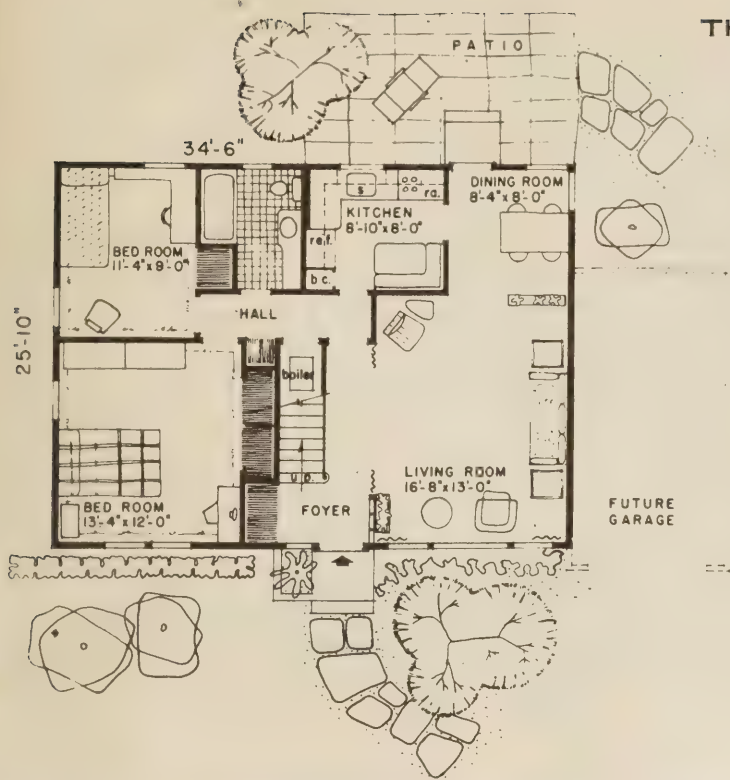


THE PRINCETON • 5 ROOM FOYER PLAN



THE CHESTER

floor plan:
900 sq. ft.—width 26 ft.



THE PRINCETON

floor plan:
890 sq. ft.—width 34 ft. 6 in.

THE CHESTER 900 SQ. FT.



THE CHESTER • SIDE HALL ENTRANCE FOR A MINIMUM PLOT

. The side entry of The Chester is well
 . protected by roof cover and a long plant-
 . ing box adds to the hospitality of its
 . welcome. A side entrance is especially
 . practical where a plan is designed
 . for a narrow plot. It eliminates
 . the necessity for a long hallway or for
 . traffic through the front rooms. Only the
 . stair corner of this living-dining ell need
 . be crossed to reach the other rooms.
 . Standing at this point one can look
 . diagonally across to the dining room
 . windows nearly thirty feet away. Many
 . homes in higher cost brackets do not
 . attain such a commodious living area.

. The entire front wall of the living room
 . is window, across which draperies can
 . be drawn for evening privacy. The win-
 . dows on the side wall are high so as not
 . to interfere with furniture placement.

. You can reach the kitchen from the
 . bedroom hall or from the dining room. Its
 . step-saving layout includes plenty of
 . counter space, hung cabinets, broom and
 . storage closets. Both bedrooms have
 . cross-ventilation and over-sized closets.
 . The basement and second floor add
 . future utility to a home that is
 . economical. Construction time should
 . not exceed ten to twelve weeks, once
 . blueprints are obtained and contract
 . signed.

THE BAYSHORE 910 SQ. FT.

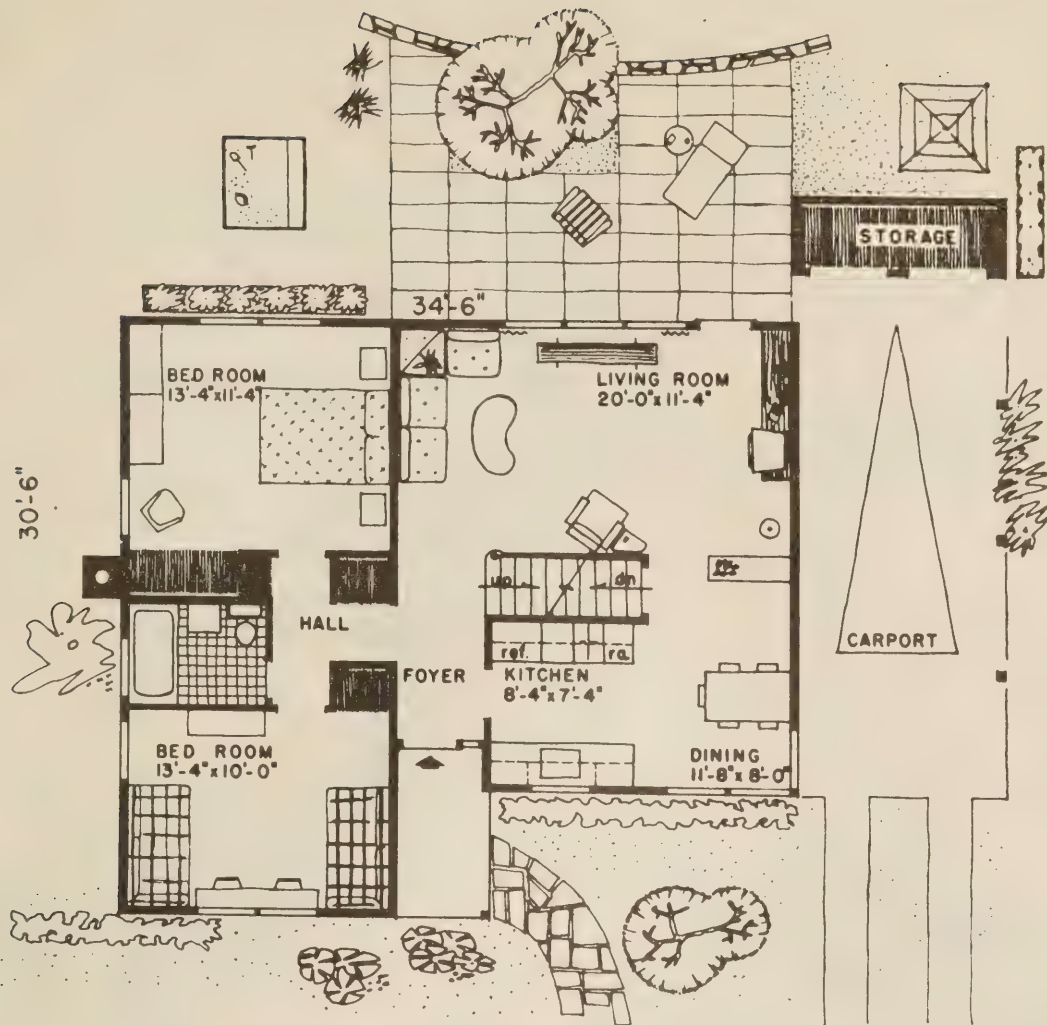
Here is a home of proven appeal. Occupying over nine-hundred square feet, it is definitely crowding the \$8500 budget and is likely to exceed it in many areas of the country. It has been well-planned, though, and it can be built for much less than its luxurious appearance would indicate.

The two degrees of roof pitch effect the most economical handling of the irregular plan, and in the process yield a protected entry and an upstairs dormer. The storage wall for bicycles or garden tools and the carport can each be an after-thought without affecting the architectural balance.

Kitchen and bath are placed forward, shortening pipe connections to street utilities. Interior partition walls are minimized by an open plan that flows from kitchen to dining and then rear living area. There, a large window wall and doorway permit indoor to blend with outdoor living area, and give fullest meaning to gracious living.



THE BAYSHORE • REAR LIVING ROOM WITH A VIEW



THE BAYSHORE

floor plan:
910 sq. ft.—width 34 ft. 6 in.

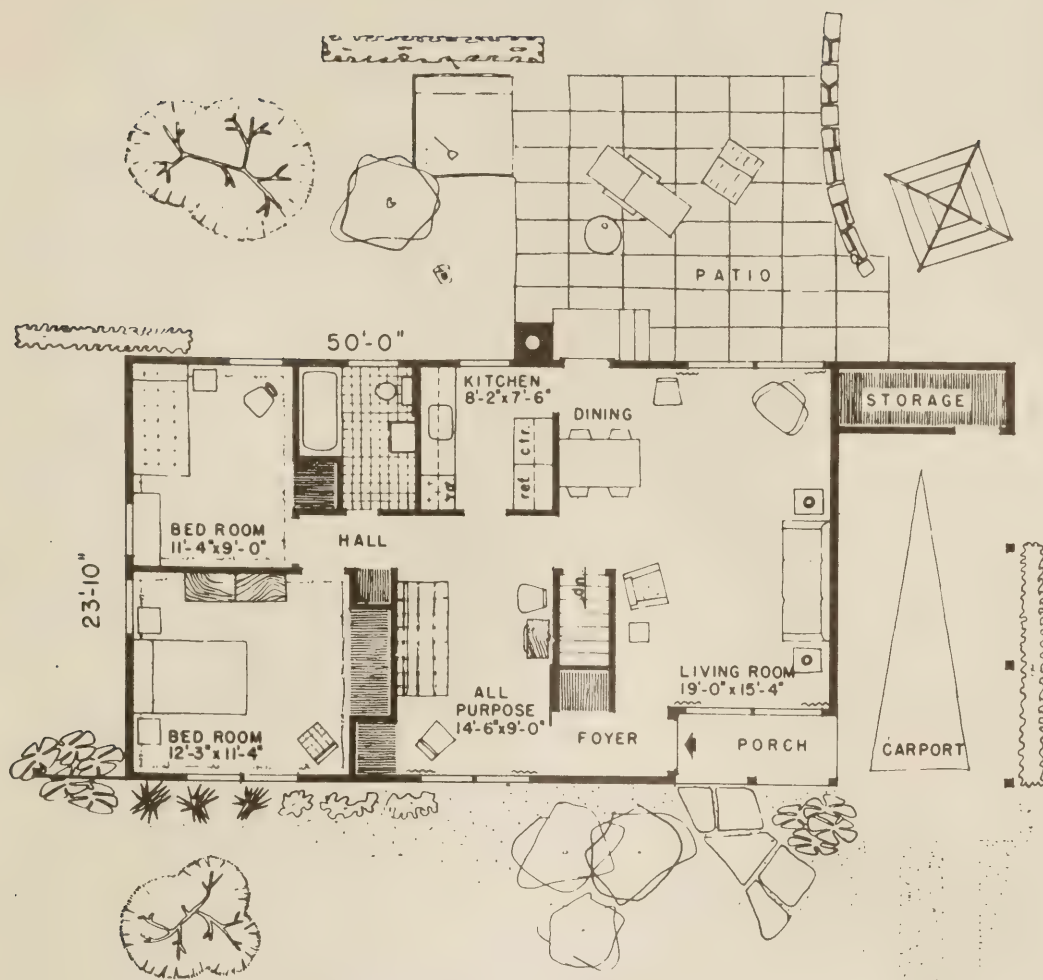
For a full description of what is included in the blueprints and outline specifications for this house, turn to page 46.

: This handsome one-story home has a hip roof that
 : gracefully protects both entry and carport.
 : The latter would have to be built with the house
 : rather than as a future addition, but look at the
 : mansion-like appearance that results.
 :
 : In the absence of a second floor, an all-purpose
 : room has been added which can become a third bedroom
 : whenever the need arises. Now it is open to the
 : rest of the living area and a sliding door permits addi-
 : tional entrance direct from the foyer. It is the perfect
 : study, den, or television room. Converting it to
 : a bedroom would require merely a partition, folding
 : or permanent, to be added to the hall side
 :
 : Although bedroom and hall closet space is generous,
 : additional space can be had in the carport and in
 : the basement. The through living room is 19 feet
 : long with an exit to the patio in the rear. An
 : exterior chimney is located at the patio so that
 : an outdoor barbecue might be built into it.

THE HOUSTON 924 SQ. FT.



THE HOUSTON • ALL-PURPOSE ROOM AND A DINING TERRACE



THE HOUSTON

floor plan:
924 sq. ft.—width 50 ft.

THE DOVER 927 SQ. FT.

· As the amount of livable area increases it is possible
· to add a room or other space-utilizing features, but
· many families will prefer that this additional space
· be distributed over the same basic plan.
· The Dover occupies about 112 square feet more
· than the Syosset on page 11. Rather than use this
· space for a third bedroom or all-purpose room,
· it has been distributed as a bonus to all five rooms,
· keeping the same approximate layout. The living
· room is rewarded with an increase of over
· 45 square feet. The change in stairway position permits
· the room to take fullest advantage of this increased
· spaciousness and the large front window is given
· a bay. The kitchen, next in line with a gain of
· nearly 20 square feet, happily acquires additional
· cabinet and working space. The 15 square foot
· enlargement of the dining room permits a decorative
· partition without a feeling of restriction. Both
· bedrooms gain from six to eleven square feet, aided
· by the tapered hallway.
· Though each increase is not large in itself,
· the overall result is a definitely roomier house. A
· suggested plan for future garage includes a protected
· screenable porch off the dining room and a
· sundeck for one of the upstairs bedrooms.



THE DOVER • ELL-SHAPE AREA FOR LIVING AND DINING

THE ROSLYN 954 SQ. FT.

A rambling plan for a budget home must be carefully designed—for the word itself implies a luxury dwelling. Here the rambling effect is accomplished by an economy: the partial elimination of the second story over the living room emphasizes it as a wing. Adding the carport also contributes to the rambling impression.

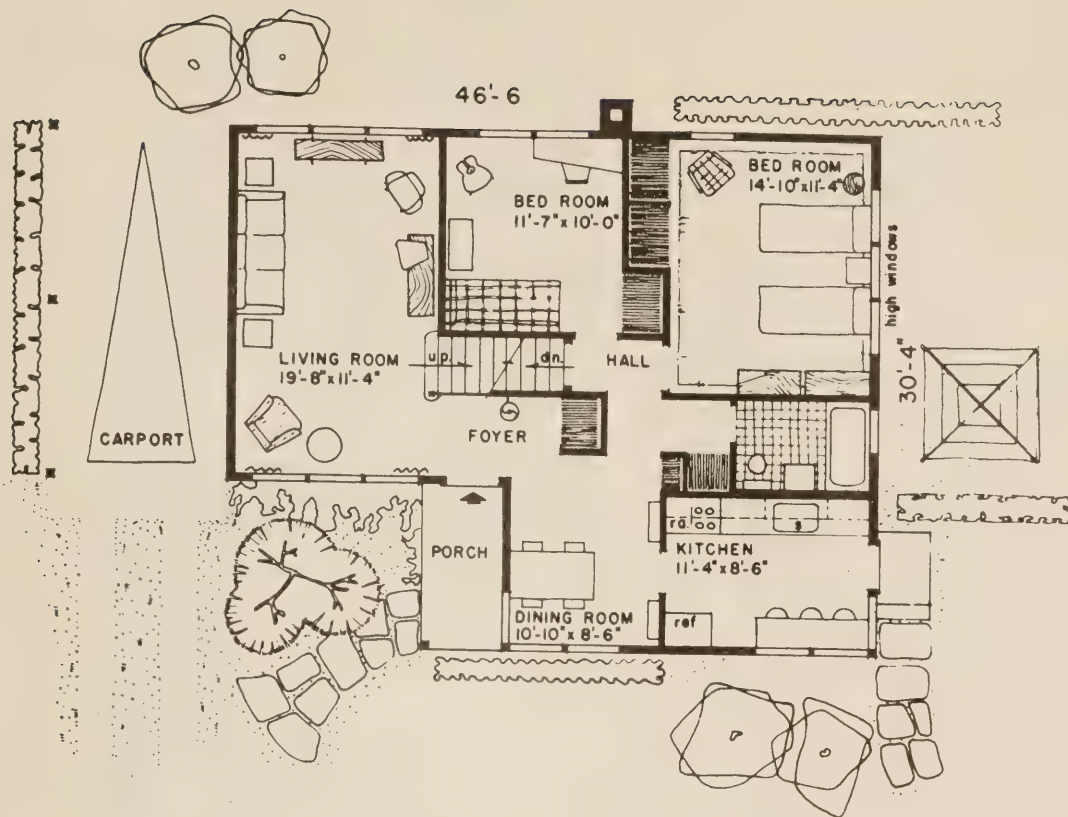
Walking from the carport to the entry you are protected first by the large roof overhang and then by the covered porch. Entering the foyer, the coat closet is to your right and the up-stairway is directly in front of you. To the left in its separate wing is the large thru living room, enjoying front and rear view equally well.

Turning back to visit the rest of the house, you walk thru the open dining room where corner windows add to the pleasure of any repast. The kitchen is right at hand and is spacious enough to also include an informal snack area with a corner view. To the left of the kitchen is the bathroom and the hall closets. The two bedrooms are secluded off their own hall beyond all the activity.

The reduced second floor can still accomodate two bedrooms and a bath. It is no inconsiderable feat of planning to cram all this rambling livability in a 954 square-foot budget home.



THE ROSLYN • THRU LIVING ROOM, CENTER STAIR HALL



THE ROSLYN

floor plan:
954 sq. ft. width 46 ft. 6 in.

Four sets of blueprints and outline specifications are the usual number required to obtain bids, arrange financing and complete construction. For details on obtaining them, see page 46.

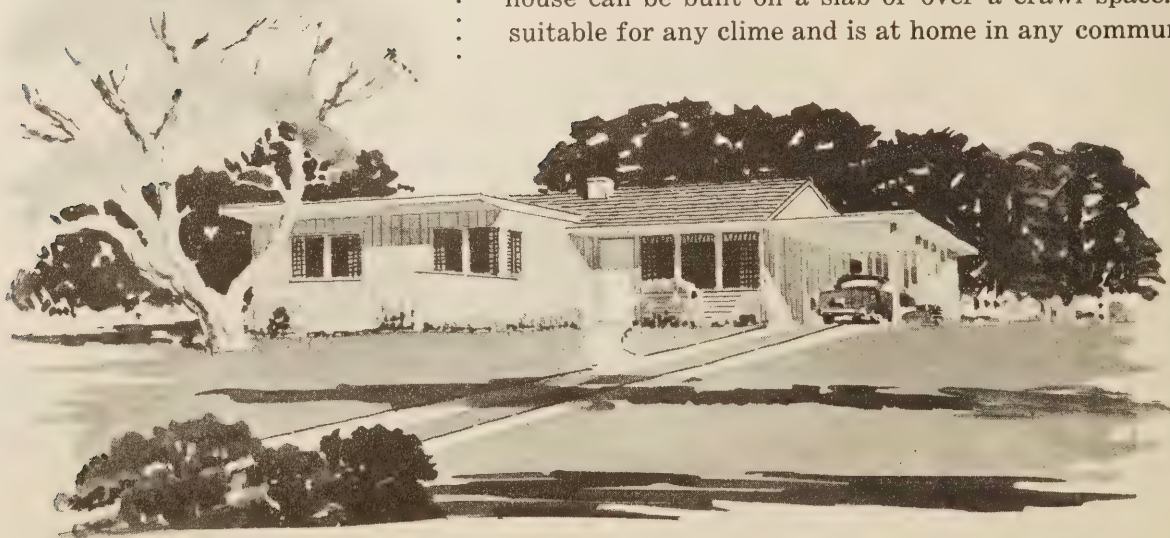
THE EDISON 997 SQ. FT.

The results of a recent survey show that the average house built in the year preceding was of one-story frame construction and occupied about one thousand square feet. It was of contemporary design with five rooms and no basement. It cost about \$8300 and had an average mortgage of \$7100.

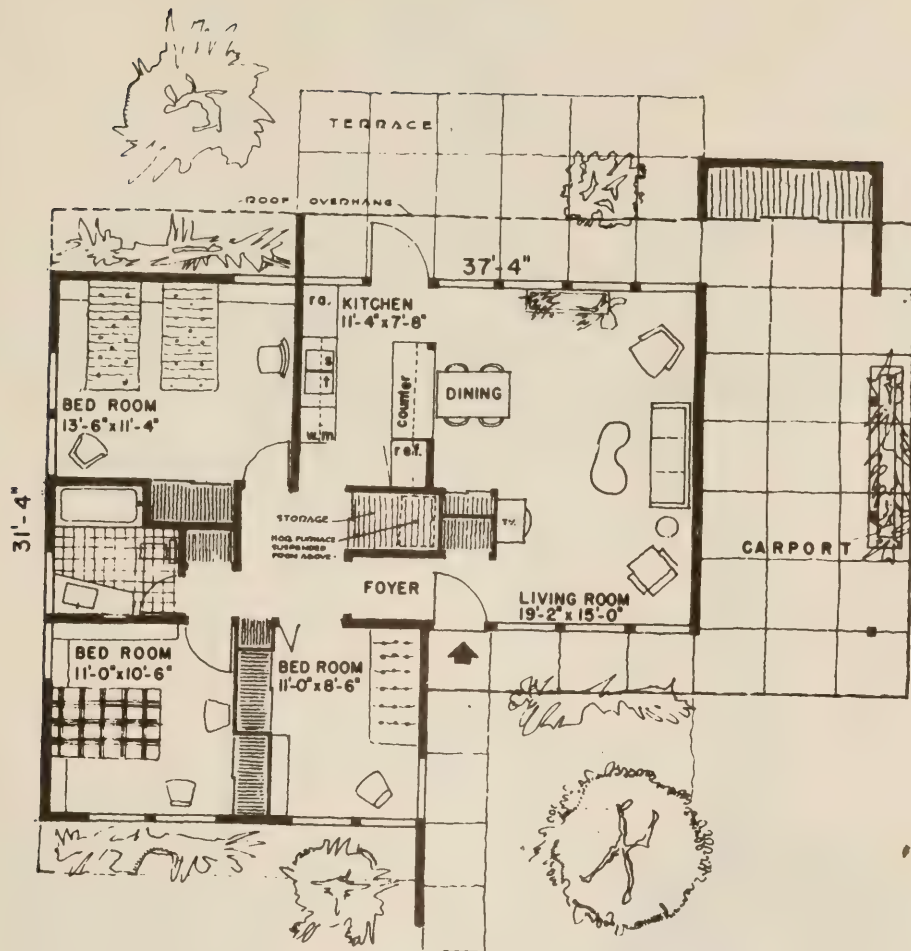
Prices have risen somewhat since that time. But so has design and construction technique progressed. The resulting average house in our current economy should exhibit even more comfort and convenience in the same area and at an equivalent cost. That is the goal of architects and builders everywhere, and the EDISON is a prize-winning design that goes far towards attaining that goal.

It has a broad living area that flows from the front entry thru to the terrace where a wall of windows blends indoor with outdoor living. The exposed rafters give a warm rustic appearance to this room. The kitchen and laundry are combined in one step-saving area. There are three bedrooms each with cross-ventilation and liberal sliding-door closet storage space. Additional storage is to be found in space usually occupied by the conventional furnace. A special furnace, such as produced by Shafconaire, is suspended horizontally from the ceiling above, furnishing a plentiful supply of forced warm air heat.

The exterior of this home is highlighted by vertical siding, liberal solar overhangs, and cleverly placed privacy walls. A large storage wall at the carport accommodates sports and garden equipment. The house can be built on a slab or over a crawl space. It is suitable for any clime and is at home in any community.



THE EDISON • 3 BEDROOMS—ONE LEVEL



THE EDISON

floor plan:

997 sq. ft.—width 37 ft. 4 in.

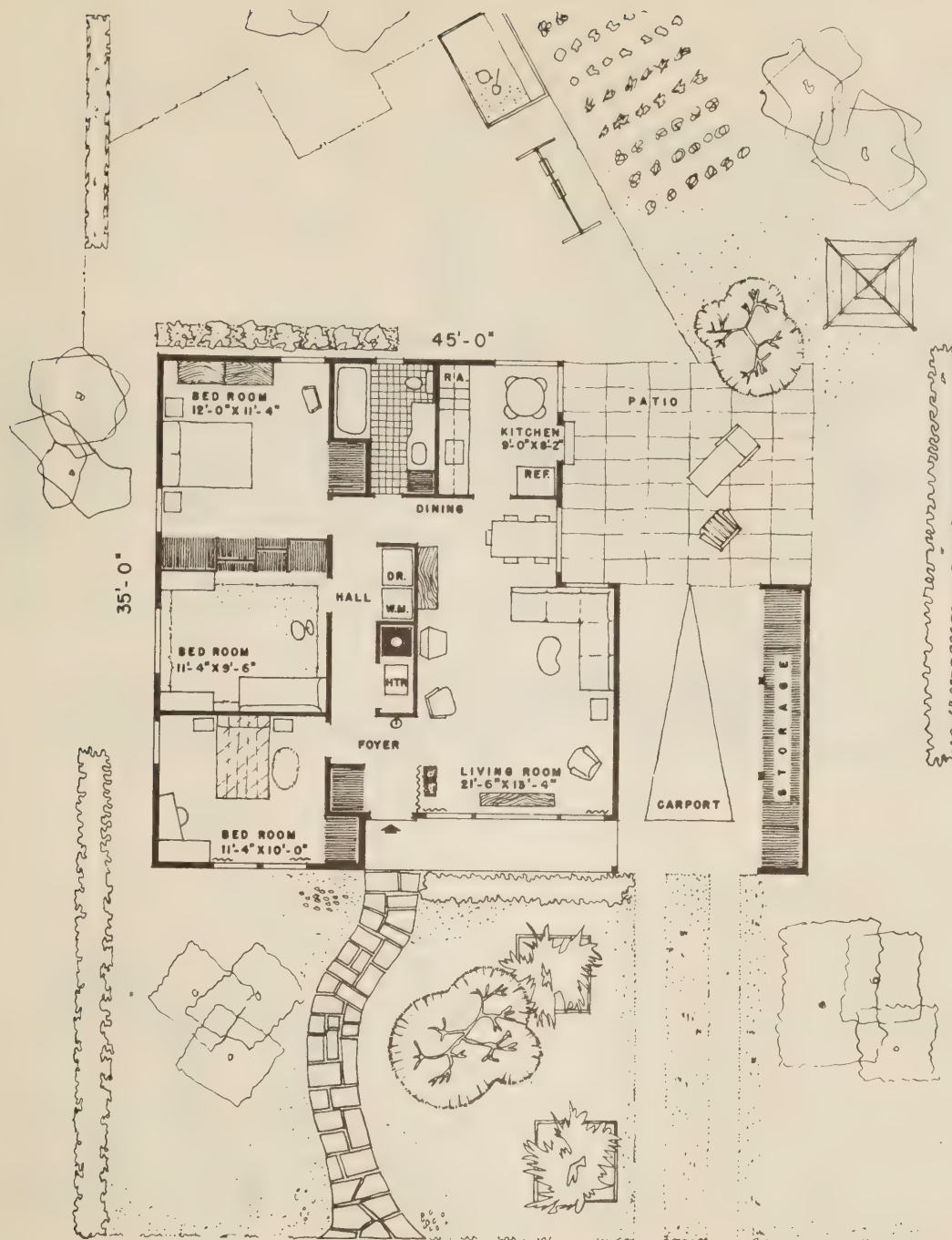
The illustrations on these two pages show enough for you to determine whether this house has the basic qualifications you require. Reference to the blueprints will show you all four sides as well. They will enable you to fully visualize the house inside and out. Instructions for obtaining blueprints are on page 46.

THE CATALINA 1000 SQ. FT.

The Catalina is another one story plan with three bedrooms and no basement. It is carried out in a different vein. Like the Edison, there is center hall circulation, but the furnace occupies a utility room with a laundry alcove adjacent to it. Two of the three bedrooms share a wall of storage and wardrobe built-ins. Starting with a handsome corrugated entry panel, the living room extends over twenty-one feet in length past the dining area to the kitchen where there is a corner breakfast nook and exit to the patio. Note how the roof extends without change of pitch, adding size and balance. It provides cover for the car and an exceptionally long storage wall. The horizontal treatment of the front entry porch, siding, and fence provides a comfortable hug-the-ground appearance..



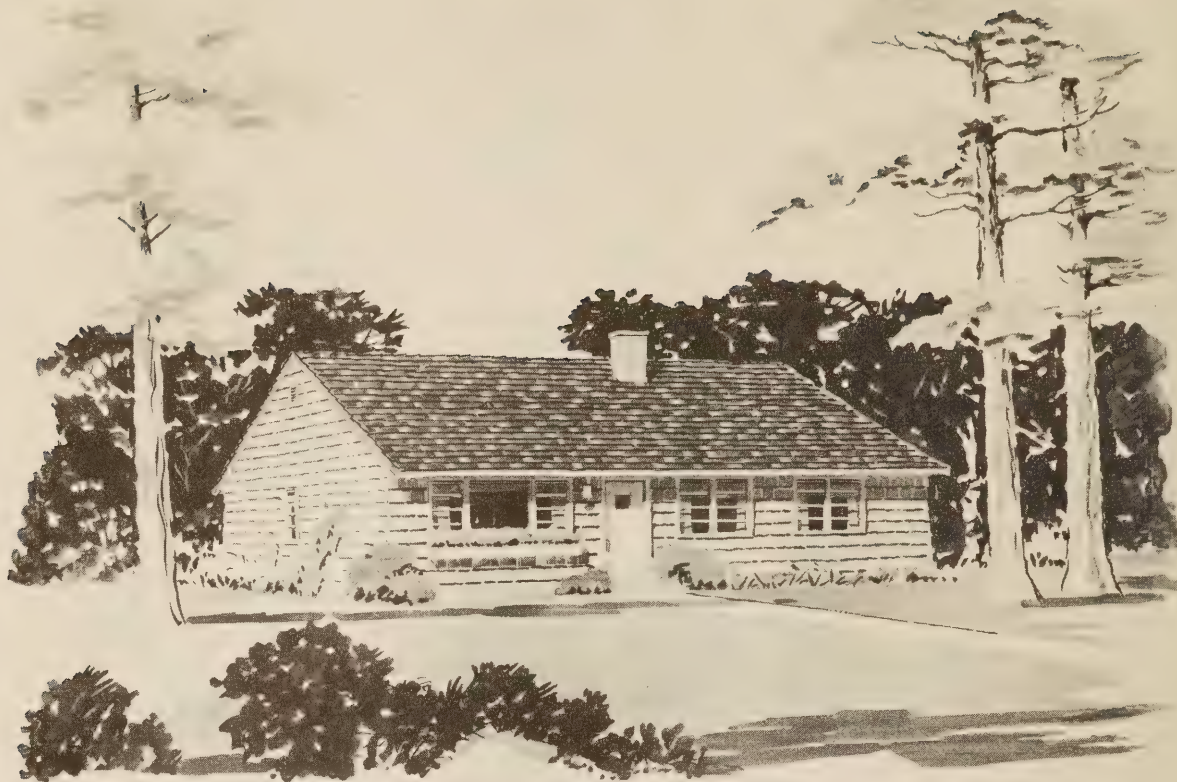
THE CATALINA • 6 ROOMS AND GARDENS



THE CATALINA

floor plan:
1000 sq. ft.—width 45 ft.

It may be a new problem to you but it's everyday business to your lumber dealer, lending institution, or architect. Take your blueprints to these specialists,—they will give you valuable guidance.



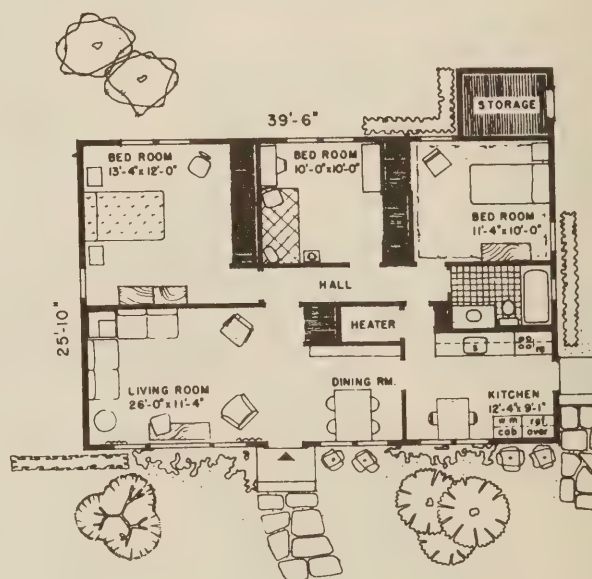
THE SHELDON

floor plan:
1020 sq. ft.—width 39 ft. 6 in.

This last of the 18 cost-engineered designs is the only one to exceed 1000 square feet in area. It will undoubtedly exceed also the \$8,500 budget in most areas, but not necessarily by a large margin. Its remarkable simplicity of layout makes it easy and economical to build. Assuming the outside storage area will be built at a future date, the 130 feet of perimeter wall is less than several of the preceding designs and no breaks add to the minimum four corners. Plumbing is back-to-back and heating is centrally located.

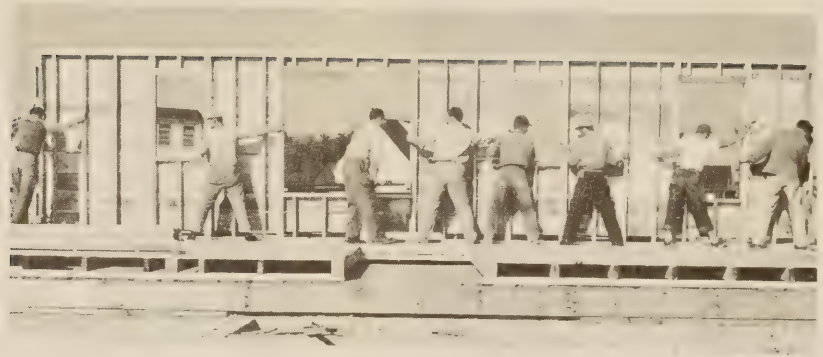
The living area has a front location and the three bedrooms are in the rear, each sound-insulated from the other by a wall of closets. Kitchen and laundry equipment are concentrated in a cheerful work corner.

With careful attention to the latest advances in materials and construction techniques, this home will be built during the coming months by many families with a strict budget and discriminating taste.



THE SHELDON

1020 SQ. FT.



WITH your site purchased, your plan chosen, blueprints obtained, and financing arranged you are ready to sign a contract with your builder and start construction. This contract will embody a list of specifications covering every phase of the operation. Here are where your next great opportunities will occur to save money. Again, the emphasis should be on low-cost, not cheapness. The methods and materials described on the following pages may be new and cost-saving, but they are at the same time in full keeping with high quality construction. They are being adopted or already used by many of the country's large and progressive builders. Discuss them with your builder. If he has any question of application have him take the matter up with the manufacturer's representative in his area. These products are mentioned not because their manufacturer has paid for advertising; no such advertising has been solicited. They are mentioned because in the opinion of Architects, Engineers, and Builders they are well suited to do the job. Undoubtedly there are other good products equally acceptable. Ask your builder about the availability of native materials or of prefabricated parts. Get the benefit in your contract price. That fifty dollar bill here and there can add up impressively.

THE FOUNDATION IS LAID

If your site has been well-chosen, the cost of clearing and of excavating will be at a minimum. For basementless homes a further reduction in excavating costs may be had by the use of a trench digger. This machine, if available, saves time and money over conventional methods.

*Foundation
Sub-flooring
Framing
Roofing
Sheathing and Siding
Doors and windows
Heating and Plumbing
Interior Finish
Lighting*

3

CONSTRUCTION ECONOMY

ECONOMY FACTOR

Cement blocks for foundation walls

concrete should be used for footings but in many places throughout the country a saving is indicated by the use of precast concrete masonry for the foundation walls. Portland cement blocks are low in cost, and rapidly laid. They are strong, durable, and termiteproof. Waterproof mastic should be used on both types of construction; in addition $\frac{1}{2}$ inch cement parging should be applied to block foundations. With proper care your concrete foundation will be permanent and watertight. You may want to build your house entirely of portland cement. Your builder can adapt almost any plan to cement construction.

The use of wood beams in place of steel girders will now be dictated in most cases by material controls. This construction can be certainly considered adequate, but it is doubtful that any sizeable cost difference exists. Current efforts to substitute for scarce materials are usually meeting with cost savings as well, — Mother Necessity at work again.

THE SUB-FLOORING IS APPLIED

ECONOMY FACTOR

Plywood sub-flooring

INCREASING in popularity is the use of plywood subflooring. The photograph shows Plyscord, a Douglas Fir Plywood product, being installed. It can be done quickly, requires less nailing, and provides a solid base for finish flooring. Important installation economies are achieved since the big sheets cover the area rapidly. Labor savings up to 50% have been reported. Note that the panels should be laid lengthwise across joists. This is done to make best use of their dimensional stability, strength and rigidity. The result is a solid, squeak-free base for finish flooring which would hardly feel the weight of your grand piano, and which provides an equally satisfactory underlayment for kitchen and bath room floor coverings. No pre-drilling or other special fastening procedures are needed when plywood is the underlayment. Experience has shown such floors to be generally warmer due to the reduction of joints where drafts can occur.

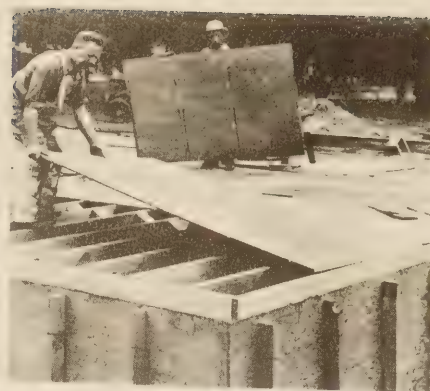
FRAMING AND ROOFING ARE ERECTED

FOUNDATION WALLS OF PORTLAND CEMENT BLOCKS RISE RAPIDLY



WITH your smooth plywood working platform, the job of framing your house will proceed rapidly. The feeling of progress manifested by the framing stage of construction will have you planning your moving date. But the real time-consuming construction is still to come. It is a wise policy to see that your roof materials are at hand to be used as soon as framing is complete enough. A roof covering will not only permit the work below to progress faster under shelter, but will protect stock-piled materials from costly weather damage.

The trussed rafter method of roof construction, though not applicable to every plan, can result in impressive savings where used. If the plan is rectangular and does not call for an expansion second floor and if several families are building together it will pay you and your builder to investigate this method. Trussed rafters in no way affect the exterior appearance of the house and it is an especially sturdy method of construction. The savings are affected by the elimination of bearing partitions. Thus the interior surface of all exterior walls can be finished first, as well as the entire ceiling, and even the finish flooring — all before a single interior partition is built. This saves cutting materials which means time and waste. Here is another instance where the National Association of Home Builders has been cost-helpful. Reports of actual savings experienced in the use of the trussed rafter has been made to builder members by Carl Lans A.I.A. Director of their Technical Service Dept. The result has been more house for the home buyer's money.



SUB-FLOORING BY THE U. S. PLY-WOOD CORPORATION COVERS THE AREA FAST

Plywood roof sheathing is now quite generally used. Roof surfacing has received a great deal of cost-saving attention in the past few years by scores of material suppliers in the field. The trend has been to asphalt shingles and composition roll roofing. Both are light, easy to handle materials. The Flintkote shingle is an example of this type of product; and their Dutch Lap method of application requires half as much material as the more conventional triple thickness American method. Metal fasteners are used to lock each tab securely to the roof. The same manufacturer produces asphalt roll roofings which seem to save on installation costs. These roll roofings are made on heavy felts that have been saturated with a special asphalt, coated on both sides and surfaced either with colorful mineral granules or with talc or mica. They have a pleasing rich texture and are proving durable, permanent, and thus just as economical over the long run as in preliminary cost.

ECONOMY FACTOR

Composition roll roofing

CHIMNEY AND WINDOWS ARE INSTALLED

PREFABRICATION of parts is a demonstrated cost saver. Of course it has its point of diminishing returns and it has not yet been shown that a completely prefabricated house can be produced that will satisfy both our aesthetic and fiscal senses. Certainly the advantages of mass production should be eagerly sought in such assemblies as windows, doors, chimneys, cabinets, fixtures, storage-walls, etc. Since the chimney installation is closest to this stage of construction, let's see how prefabrication has been applied to its problem.

ECONOMY FACTOR

Prefabricated chimney



ONE MAN INSTALLS A VAN
PACKER CHIMNEY FROM BASE-
MENT TO ROOF IN THREE HOURS

ECONOMY FACTOR

Steel casement windows

One man, building section on section can install a prefabricated Van Packer Chimney in three hours, saving 20% to 50% of the cost of a brick chimney. Actually it can be installed anytime during construction or even after the house is built, eliminating extra labor cost and over-head due to delays in construction. This chimney is equivalent in insulating value to a twenty-four inch brick chimney even though it weighs only 1/10 as much as brick. Its light weight permits it to be hung from the ceiling of the utility room in a basementless home yielding a saving in length of chimney, in space, and in money. Those dangerous cracks that require constant attention in the conventional chimney do not occur in this prefabricated chimney. Since it is floor suspended between joists, it is free to settle with the house. Furthermore no expensive pier foundation is required. Built of a special light-weight refractory concrete wall and lined with fire clay tile, the Van Packer chimney has been approved for use with all fuels. The roof housing for the chimney is of conventional square design which harmonizes with most roofs. Certainly it is an impressive demonstration of prefab savings and of technology's contribution to the economy of home-building.

Prefabrication of windows has also proved a cost-saver, with the benefits of mass production passed on to the individual custom builder. This is one of the reasons for the popularity of steel casement windows. Furthermore, they are strong and resistant to weather wear, they have slender, graceful lines which permit maximum entry of light, and their wide-swinging vents are easily operated. The Truscon casement is especially adaptable for use in a living room picture or panorama window. Lighter in weight is the "Alwintite" horizontal sliding window. Since this is an aluminum product (Aluminum Window Corporation) it might not be in as ready supply as the Truscon casement window, but if available can offer distinct cost savings and prove in keeping with ranch-type and contemporary design. The whole subject of windows is a controversial one with personal preference and local practice often dominating cost considerations.

Plumbing and plumbing fittings will be one of the items in shortest supply. Take all possible advantage of the design of your house in this regard. Back-to-back plumbing of kitchen and bath is now doubly important. It saves material and it saves cost. Partial relief of pipe shortage is being offered by the plastics industry. A plastic pipe is now on the market for many residential applications. Although prices are approximately the same as galvanized steel pipe, it comes in extremely long lengths—and that cuts fitting and installation costs.

ECONOMY FACTOR

Plastic Pipe

EXTERIOR WALLS ARE COVERED

A VARIETY of materials are available for exterior walls. The quality-economy team is a asbestos-cement shingle clipped to gypsum sheathing. The cost of both labor and materials afford a comfortable saving over other methods, and it has been approved by most building codes. In some localities furring strips are required where any composition type of sheathing is used. Johns-Manville has developed an asbestos siding shingle with a smooth surface. Grooveless, the shingles are stronger and easier to handle during application. Yet, from any angle you look at them there is a crisp grain texture which camouflages the vertical joints. Its smooth surface means resistance to soiling, and since asbestos shingles need no painting as preservative, these upkeep costs are eliminated year after year. The asbestos cement composition shingle is fire-proof, rot-proof and termite-proof.

Insulation should be applied to the exterior walls as well as roof and other exposed surfaces of your houses. It is an expense that pays dividends in comfort and fuel-savings. Mineral wool products are abundant and economical. Eagle-Picher was one of the first manufacturers of this type of thermal barrier. Besides having high insulation efficiency, thus requiring less thickness, Eagle-Picher mineral-wool is fire-repellent, water repellent and durable.

INTERIOR CONSTRUCTION BEGINS

GETTING on to the interior walls and ceilings, we meet a cost-saving opportunity that is unique. Despite the normal tendency to stick to the tired and true, architects and builders everywhere are recognizing advantages of dry-wall construction in their operations more and more every day, and it is being used in place of lath and plaster even in large homes. In most areas Gypsum wallboard is less expensive than lath and plaster. Surely it is faster and easier to work with. The big 4 ft. by 12 ft. sections are nailed right over the framing and rooms take shape quickly—good solid-walled rooms. Cutting to measure is simple and fast as no sawing is needed; the board is scored with a knife and the core snapped; and there are no drying periods to wait out. As a result your home may be occupied three to four weeks sooner than if lath and plaster were used.

The United States Gypsum Company has developed gypsum wall-board in a variety of simulated woodgrained finishes; such as Knotty Pine, Bleached Mahogany, and Planked Walnut. They have also developed an insulating gypsum wallboard. It uses aluminum foil on the side of the board facing the studs. Since it is already laminated to the wallboard there are no

ECONOMY FACTOR

Asbestos-cement shingles



APPLYING JOHNS-MANVILLE
ASBESTOS SHINGLES TO SIDING

ECONOMY FACTOR

Gypsum wall-board

FORTY-EIGHT SQUARE FEET OF U. S.
GYPSUM WALLBOARD GOING ON IN ONE
SPEEDY, ECONOMICAL OPERATION





**KNOTTY PINE FINISH ON
U. S. GYPSUM WALLBOARD**

additional installation costs. Gypsum wallboard provides partitions that are generally as sturdy and soundproof as plaster. If extra sound insulation is required in a room, two layers of U. S. Gypsum wallboard, bonded together with their special adhesive, can provide a luxury wall. The joints of Gypsum wallboard are treated with joint cement and perforated tape. Thus effectively concealed, any type of decorative finish, paint, texture, or wallpaper may be used.

Another wallboard product which has proved satisfactory for crack-proof dry wall construction is the Upson panel. These panels can be arranged to produce a charming effect with proper use of the relief design. They can be used without further finish in such areas as expansion space upstairs, finished basement, or den. The Upson panel comes in room size widths as well as four-foot widths. A fastener applied direct to studding or furring permits the panel to be anchored securely from the pack, eliminating visible nails, time and labor.



**THIS ENTIRE WALL IS ONE UPSON PANEL
WITHOUT SEAMS OR JOINTS**

Doors were one of the first items ever to be prefabricated in home construction, a great advance in door manufacture is found in the hollow core veneer type of door; it is lighter than the conventional wood door, yet its usual core construction is highly resistant to warping tendencies. The variety of attractive wood grains and their neat appearance make flush doors a distinct architectural asset to a new home. Since your design is of necessity simple, the flush door adds a very elegant touch and its high sound-deadening qualities are also especially useful in a small home, enough to warrant the slight extra cost over the panel door. The Roddiscraft type of flush door would be one that would definitely fall within your cost budget and quality requirements.

Where sliding doors are specified in your plans for easy and complete access to closet areas, you can save money by cutting plywood panels and affixing the Stanley Hardware Company's sliding door hardware. The result will be a far cry from the old fashioned sliding door in the parlor that used to remain permanently stuck. The Stanley arrangement is an overhead track from which the door is suspended, making it respond to just a touch of the fingers. The sliding door eliminates cramped quarters, bumping of adjacent doors, makes more floor space available and allows the home owner greater freedom of arrangement.

ECONOMY FACTOR

Sliding doors

HEATING SYSTEM IS INSTALLED

THE heating system that you install in your new home will be singularly important to your comfort. There is always a temptation to specify a smaller furnace and make a dollar saving, but you will be risking much. It is far wiser to have a margin of safety in boiler capacity. Let your local heating engineer analyze your plan in the light of weather conditions in your part of the country and follow his recommendations. It is in the type of heating system and the fuel it consumes that certain fundamentals can be prescribed for homes of low cost and economical upkeep. The forced warm air system has definite advantages over one-and two-pipe hot water or steam systems. One advantage is obvious—less pipe. The warm air duct use only 15% of the weight of galvanized iron that would otherwise be used. The heated air flows freely to all the rooms through open registers providing responsive and comfortable heat. The cool air circulates back thru return ducts to be heated again. It is preferable that the furnace be centrally located and in a basement, but any location is workable, even the attic. The forced warm air heating system can use oil, coal, or gas furnaces. Local prices and availability will dictate the type of fuel you choose.

It's nice to have luxury in a bathroom. Good quality fixtures can be had in a variety of sizes ranging from the standard minimum to luxury models. It might be good for the morale to get a larger than minimum wash basin, for instance, with plenty of work space. This goes for the kitchen too. It can be done with no additional expense by picking a line of light weight porcelain steel fixtures, such as Briggs, as opposed to vitreous clay or cast iron. But stick to white; you'll save 10% and avoid possibly delay in delivery of colored types.

FINISH FLOORING IS APPLIED

OAK continues to be the best available finish flooring for living, dining, and bed rooms as to quality and price. But in a basementless home there is an opportunity to save money by applying asphalt tile directly to concrete, even though this concrete is in direct contact with the earth. Asphalt tile, such as Kentile, not only has resistance to the alkali in concrete, but its asbestos filler helps insulate against the cold and dampness of concrete floors. Regardless of the type of house this product

ECONOMY FACTOR

Forced warm air heating

ASPHALT TILING IN A TASTEFUL DESIGN BY KENTILE



ECONOMY FACTOR

Asphalt Tile

is a natural for kitchen and bath. Its smooth non-porous surface sheds grease, cooking fats, and oils relatively easily and water splashings in the bathroom are no problem. Soil and stains can easily be washed away with mild soap and water, and only an occasional waxing will keep its bright lustrous beauty. Since the various colors go right through the tile there will be no sign of worn spots or traffic lanes even after years of usage.

LIGHTING FIXTURES ARE PLACED

THE electric wiring and installation of lighting fixtures will have been in progress during these last stages of your home construction, in accordance with a pre-arranged plan. That plan should provide for making every activity area in your home of the highest utility. Your dining area for instance will double as card room, study, and den—with the dining table always in popular demand if it is well lighted. Your bedroom with a couple of lamps is just a sleeping room. But provide suitable lighting and immediately it becomes a secondary living room, a play room, sewing room or study. The General Electric Company thru intensive research has developed "light conditioning," a series of recipes for healthful lighting in every activity area of the home. It is especially important in a small home to follow a scientific plan such as this. Generally speaking you should keep your interior walls and ceilings finished in white or bright pastel shades. Newly designed lighting fixtures take all possible advantage of the reflecting ability of walls and ceilings. Dark walls will absorb the light and make it necessary for you to have a stronger direct source and possibly several additional direct sources. Bright walls will reflect and re-reflect the light from one source in all directions—giving you even, well-distributed lighting and a bright cheery atmosphere. Your living room can feature a dramatic wall-to-wall valance using several 20, 25, or 40 watt fluorescent tubes fitted end-to-end, and running the length of one wall. Supplemented by two or three well placed lamps this would give you proper living room lighting for every purpose. Fluorescent lighting is more expensive than incandescent initially, but costs less to use because it gives about three times as much light per watt. You will require a fixture over the dining table—perhaps the silvered-bowl type of indirect fixture that uses 150 watts would be suitable if you have a white ceiling. General Electric has developed a new type of 50-watt bulb which has a pale yellow ceramic coating—designed to soften and reduce the

ECONOMY FACTOR

Light Conditioning

LOCATE YOUR LIVING ROOM LAMPS STRATEGICALLY



downward light and increase the proportion of reflected light. It was designed for use only in the ceiling fixtures of the rosette or multi-socket pan type. This type of fixture offers an inexpensive means of lighting bedrooms and dining room, and is also suitable for halls and over stairways.

In lighting kitchen, laundry, or bath it is best to place the main lighting-fixture over the principal work area rather than the center of the room. It will give you better local light where you need it and still provide practically as well for general lighting as it would in the center of the ceiling, providing ceiling and walls are white or pastel tint. Good spots for locating such main work area fixture is over the bathroom wash-basin, the laundry tubs, and the kitchen sink or work counter. Supplemental fixtures are then optional at the bathroom mirror, the laundry ironing board, and the kitchen range if the manufacturer has not already included one.

All in all, it is possible to adequately light a small home with the health and safety of your family insured and your budget still intact.



A "LIGHT CONDITIONED" BEDROOM
BY GENERAL ELECTRIC COMPANY

BLUEPRINTS BECOME A HOME

ALL through the construction of your home you will be tempted to make changes, improvements, or additions. This is the pitfall supreme, the cemetery of well-intentioned budgets. It is far wiser to start a week later, using the extra time to go over every detail of construction with your builder and all members of the family so that your family's every wish is reflected in the blueprints and specifications that form the basis of your building contract. Whether prepared by an architect or purchased in stock form, your blueprints are your guarantee of receiving the house your order. Stock plans can be tailored to meet your specific taste or need. Your builder can make small changes such as in window sizes, exterior finish, or type of heating, etc. But decide on these changes before construction starts; make no attempt to alter your decision later unless you are also prepared to alter your budget. Even if you use stock plans, the services of a local architect can be very valuable in keeping your costs down, in orienting the house properly on your site, and in supervising construction. Consult freely with the lumber or material dealers that will supply your builder. They, too, can be of valuable help and will cooperate to see that your blueprints will be transformed into the home you envision—a creation of beauty, comfort, and permanence for the lowest possible cost.

ECONOMY FACTOR

Stock Plans

BLUEPRINTS FOR THE RESIDENCE OF MR. & MRS.....

*If you have been dreaming long enough and now want action,
working blueprints are a big step toward building your new home.*

With a roll of blueprints under your arm, you can walk into your lending institution and know that they will talk business with you. Show a builder a picture and that's exactly what he sees; but show him a set of blueprints and he sees a house—your house. He can figure costs and quote you a price. The blueprints and outline specifications then become part of your building contract. They help insure your getting the house you want, constructed in accordance with recognized practice and with the requirements of the Federal Housing Administration.

The working blueprints and outline specifications for each of the homes in this book have been prepared by skilled draftsmen under the supervision of Samuel Paul, member of the American Institute of Architects. Blueprints drawn in the office of Samuel Paul are on file with banks and Building Departments throughout the country. They consist of from four to six pages with the drawings at standard builder's scale of $\frac{1}{4}$ inch equals one foot. They include elevations prepared for front, rear and both sides. A cellar plan shows the foundation construction in detail. The first floor plan, and second if there is one, show all necessary dimensions, fixture locations etc. A section drawing includes the plumbing arrangement, and detailed sheets are provided covering any aspect of the construction requiring additional information.

With each set of blueprints there are outline specifications covering over fifty major items of construction, such as: wall footings, foundation walls, cellar floor, cellar columns, chimney, heating, framing, sheathing, roofs, gutters, plumbing, electrical, insulation, caulking, floors, fixtures, cabinets, hardware, painting, etc.

As an added feature, a title page with modular space for plot plan is attached. By printing your name, and tracing the outline of your land with the location of your house on it, your set of blueprints become at once a permanent document and a personalized family record.

HOW TO ORDER

The price of a set of working blueprints and outline specifications is \$20.00. Additional sets, when ordered with the original, are \$5.00 each. Four sets are the usual number that would ordinarily be required by your lumber dealer, builder, financial agency, local authorities, etc. We try to process your order within 48 hours.

If you include a check or money-order with your order, the plans are sent to you by first class mail and we pay the postage. If ordering C.O.D. (U.S.A. only) your postman collects the postage charges in addition to the C.O.D. amount.

Plans are available in reverse for most of the homes shown. Remember that your builder can make many minor changes in construction to suit your personal needs.

Copies might still be available of Homes For Living Volume 1 and Volume 2 each containing thirty homes for families in all income brackets. There is space on the order blank below; we will return your money if out of print.

Please note the questionnaire on reverse side of order form. Your cooperation in making suggestions will enable us to be of even greater service to home builders in future editions. In the way of returning the favor, we will be glad to answer to the best of our ability any urgent question on home building which you care to ask in the space provided.

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When ordering plans be sure to answer the following questions. It will aid us to improve our service to you in future editions. In return for your courtesy we will be pleased to answer any pressing question you might have on the subject of home building. Just write it on the space provided and it will receive the prompt attention of our staff.

WHEN DID YOU OBTAIN THIS BOOK?

Approximate Date.....

HOW DID YOU KNOW ABOUT THIS BOOK?

☐ Newsstand

☐ Television

☐ Magazine Ad

☐ Friends

☐ Published Story

☐ Lumber Dealer

☐ Builder

☐ Other

WHAT FEATURES OF THE BOOK DID YOU FIND MOST VALUABLE?

☐ Perspectives

☐ Floor Plans

☐ Cost-Saving Ideas

☐ Description of Building Materials

☐ House Descriptions

☐ Low Price Homes

☐ Blueprints Available

☐ Other

DO YOU OWN YOUR LAND YET?

WHAT FEATURES OF THE PLAN YOU ARE CHOOSING INFLUENCED YOUR DECISION?

☐ One floor

☐ Expansible

☐ Roof Design

☐ Window Arrangement

☐ Lay-out of Rooms

☐ Center Hall

☐ Other.....

WHAT ADDITIONAL FEATURES WOULD YOU LIKE TO SEE IN?

YOUR NEW HOME.....

OUR PLAN SERVICE.....

Thanks for answering the above questions. Now it's your turn to ask us one. We will answer promptly and to the best of our knowledge.

QUESTION.....

BLUEPRINTS

GIVE YOU A VIVID PICTURE OF
YOUR NEW HOME INSIDE AND OUT.

THEY ARE ALSO ESSENTIAL TO OBTAIN
PRICE BIDS AND START CONSTRUCTION.

THESE PROFESSIONAL BLUEPRINTS
ARE AVAILABLE FOR EVERY PLAN SHOWN
IN THIS VOLUME.



Title page

*Includes space
for plot plan*

Outline specifications

*Covers over fifty
elements of construction*



Elevations

*For front, rear,
and both sides*

Floor plans

*Complete in every
necessary detail*

Foundation

*Structural base
showing cellar plan*

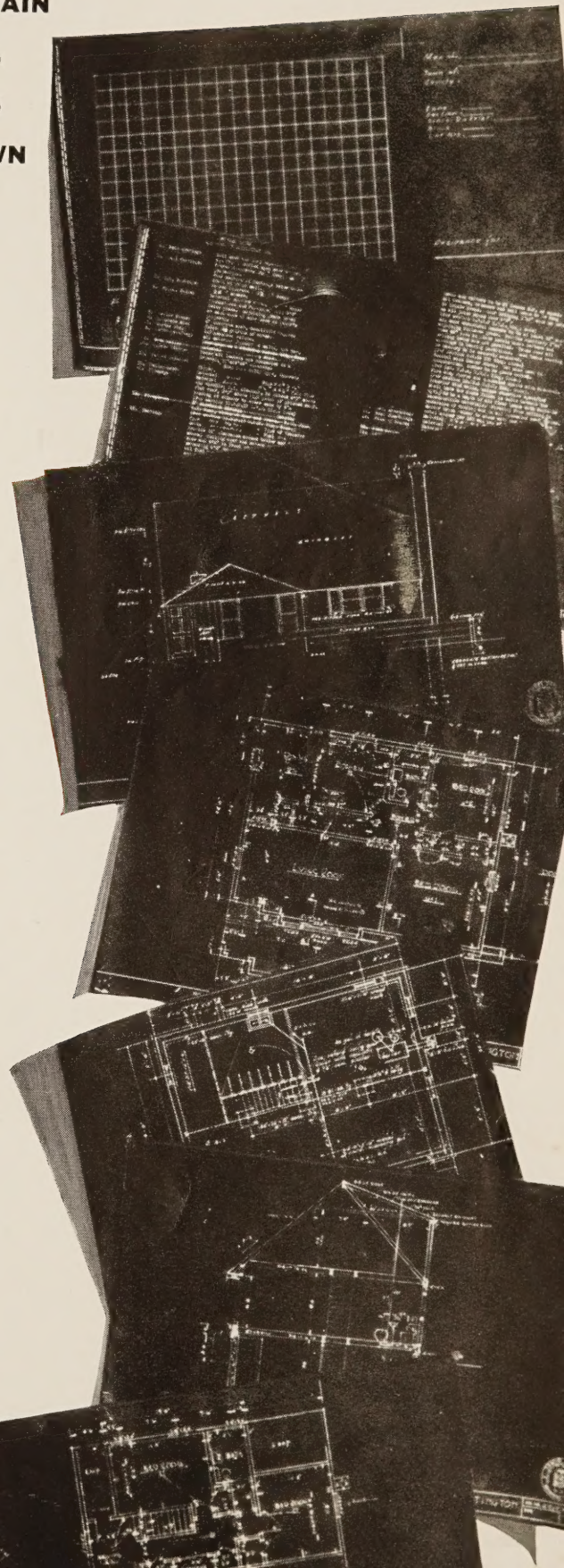
Section

*Shows plumbing
arrangement*



Details

*All necessary
additional drawings*





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